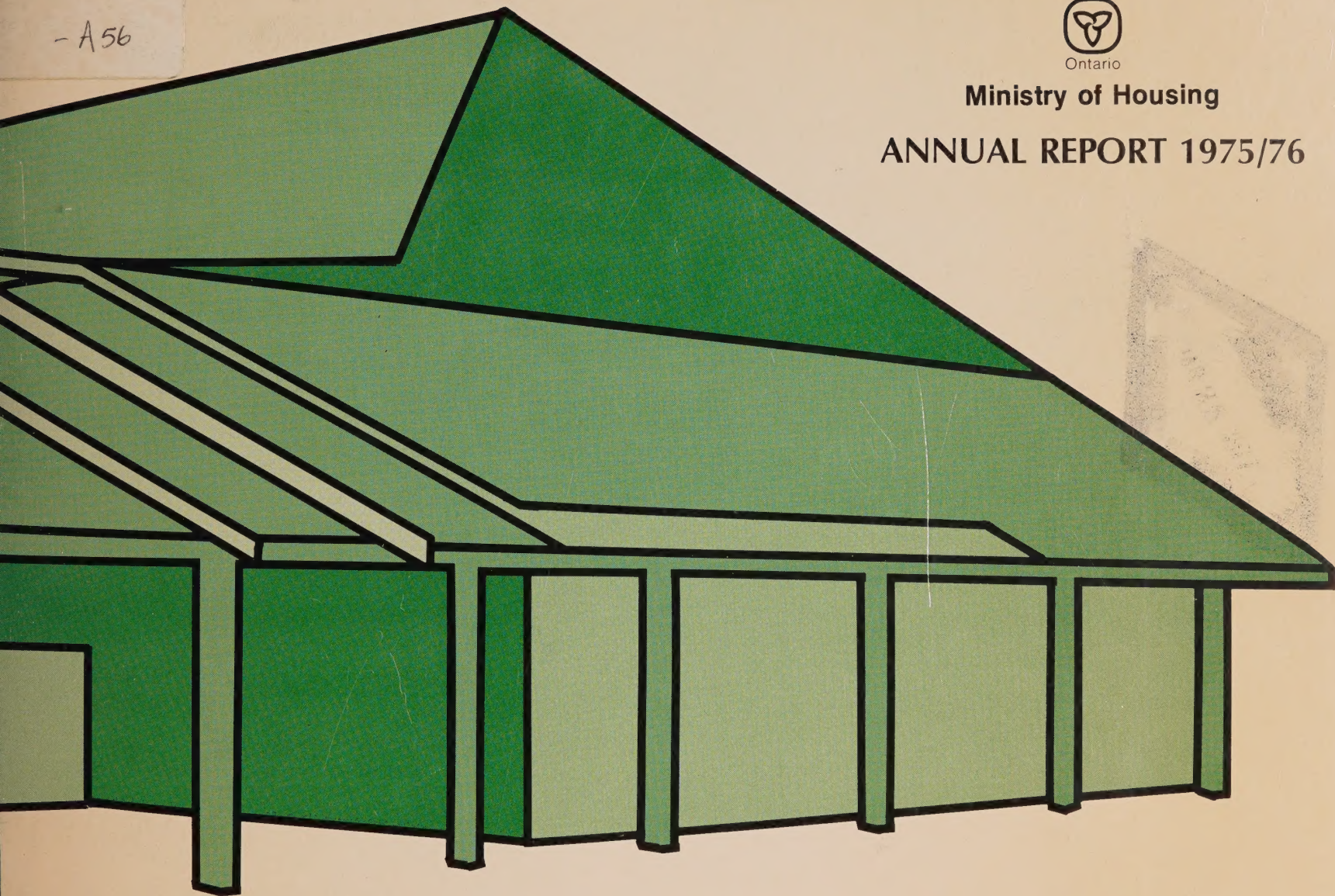


920N H0
- A56



Ministry of Housing
ANNUAL REPORT 1975/76



COVER: Artist's conception of Ontario Housing Corporation's two-storey, 30-unit senior citizen residence in Aylmer. Upon completion it will be Canada's first multi-unit residential building to be heated entirely by solar energy.

Additional copies available from:

Ontario Government Bookstore

880 Bay St.

Toronto, Ont. M7A 1Y7

Price \$1.00 payable in advance to
the Treasurer of Ontario



ce of the
ister

Ministry of
Housing

Parliament Buildings
Queen's Park
Toronto Ontario

THE HONOURABLE
PAULINE M. McGIBBON, Q.C., LL.D., D.U. (OTT.)
Lieutenant Governor of the Province of Ontario

MAY IT PLEASE YOUR HONOUR:

I have the privilege of presenting, for the information of Your Honour and the Legislative Assembly, the Annual Report of the Ministry of Housing for the fiscal year beginning April 1, 1975 and ending March 31, 1976, which includes the Annual Reports of Ontario Housing Corporation and Ontario Student Housing Corporation for the calendar year 1975, and the Annual Report of Ontario Mortgage Corporation for the period January 1, 1975 to March 31, 1976.

Respectfully submitted,

JOHN R. RHODES
Minister



Office of the
Deputy Minister

Ministry of
Housing

416/965-3411

Hearst Block
Queen's Park
Toronto Ontario
M7A 2K6

The Honourable John Rhodes
Minister of Housing

SIR:

I have the honour to submit for your approval the 1975/76 Annual Report of the Ministry of Housing.

Respectfully submitted,

DONALD A. CROSBIE
Deputy Minister



Digitized by the Internet Archive
in 2024 with funding from
University of Toronto

<https://archive.org/details/39290109040115>

THE POLICY AND PROGRAM DEVELOPMENT SECRETARIAT

The secretariat initiates, directs and undertakes policy-oriented research on housing and related matters in order to provide policy and program development support within the ministry.

Policy Development

The policy development area evaluates and designs alternatives to present ministry policies and programs and formulates new approaches to enable the ministry to pursue its goals more effectively.

During the year, this group dealt with policy areas including: urban development issues, redevelopment and regional planning, program evaluation, intergovernmental aspects of housing programs, mortgage financing techniques, rent review, and housing market analysis and projections.

Surveys and Statistical Analysis

This section provides the statistical and survey research base for the ministry and furnishes much of the background data necessary for policy development.

During the year, this group completed 79 municipal surveys and recommended 1,762 rent-geared-to-income units be built.

It also conducts surveys to determine land assembly requirements for the Home Ownership Made Easy (H.O.M.E.) Plan and administers municipal housing policy study grants.

In addition to the municipalities which received housing policy study grants (see following table), 10 municipalities were given direct technical assistance in the preparation of municipal housing policy statements.

Intergovernmental Policy Liaison

This activity provides an important information link by ensuring the ministry is aware of and responds to changing housing policy and program issues at the

federal, provincial and municipal levels of government.

External Studies

Three studies were financed by the secretariat during the period under review. These were: *Ontario Task Force on Leasehold Condominiums*; a rent survey of Metro Toronto for June and July, 1975; and a study of conversion of rental apartments to condominiums in North York.

Municipal housing policy study grants committed as of March 31, 1976

Barrie	\$10,000	Niagara-on-the-Lake	7,500
Brantford	15,000	North Bay	15,000
Brantford Twp.	7,500	N. Himsworth	5,000
Brockville	7,500	Orangeville	7,500
Bruce Co. S.	30,000	Ottawa	20,000
Carleton Place	5,000	Paris	5,000
Chatham	10,000	Peterborough	15,000
Cochrane	5,000	Port Colborne	7,500
Cornwall	10,000	Prescott	5,000
Deep River	5,000	Renfrew	5,000
Elliot Lake	5,000	St. Thomas	7,200
Guelph	15,000	Sarnia	25,500
Hawkesbury	6,000	Scarborough	15,000
Kingston	15,000	Smiths Falls	5,000
Lincoln	7,500	Stratford	7,500
Lindsay	7,500	Strathroy	4,800
London	20,000	Sudbury (Region)	30,000
Michipicoten	5,000	Toronto	23,750
Muskoka	27,400	Metro Toronto	12,000
Niagara (Region)	30,000	Waterloo (Region)	30,000
Niagara Falls	15,000	Windsor	20,000
		Total:	\$531,650

6 RENT REVIEW

The Ministry of Housing was initially responsible for the administration of the Residential Premises Rent Review Act, 1975. However, amendments were made to the legislation during its passage through the legislature which extended the application of the program to assisted rental housing units operated by Ontario Housing Corporation. The administration of the act was therefore transferred to the Ministry of Consumer and Commercial Relations to avoid a situation where the ministry would in effect adjudicate its own rent review cases.

The cost of the program for the fiscal year was provided out of the budget of the Ministry of Housing.

EQUAL OPPORTUNITY PROGRAM

The Equal Opportunity Program in the ministry was formally established in May, 1975 in accordance with the guidelines for ministries and Crown agencies of the Ontario Government issued Sept. 12, 1974. The objectives of the program are to ensure equal employment opportunity for women and to redress past and present inequities.

The co-ordinator was appointed on May 21, 1975, with the responsibility for identifying problem areas across the ministry for management to act upon; ensuring that line managers receive staff support to assist them in formulating and implementing their affirmative action goals; and co-ordinating the establishment of goals and timetables for the ministry as a whole. Monitoring the ongoing implementation of the program and evaluating the subsequent outcome, and advising the deputy minister on the progress of the program and making recommendations as required, is also the co-ordinator's duty.

In meeting these responsibilities, staff of the co-ordinator's office is involved in monitoring of competitions, counselling female staff, collecting and analyzing staffing data, reviewing the policies and practices of individual branches and consulting with managers on their affirmative action plans.

The goals of the first year of the program were design and initiation, to be followed in the second year by the main implementation phase coupled with evaluation and revision.

The objectives and terms of reference of the program were presented to the senior policy group in September, 1975. The affirmative action plan for the ministry was approved in January, 1976. The plan consists of 53 recommendations which cover seven areas of employment—classification and job access; hiring, promotion and turnover; transfer job rotation, bridging positions and job enrichment; remuneration and benefits; staff training and development; work environment; and special concerns of working women.

To introduce the plan, two full-day meetings of senior and middle management were conducted followed by smaller meetings of the same group. These have been and continue to be augmented by branch sessions in which all levels of staff participate.

The work of the Equal Opportunity Program is assisted by an elected group of representatives, the women's advisory committee. This group came into being in the fall of 1975 to serve as a direct communications link with women in all parts of the ministry. The committee also raises issues of concern to women and is studying various areas which affect them. It consists of 60 members backed by alternates who represent all areas of the ministry.

Because the program of necessity must deal with the deep-seated social values of both men and women, much of the initial activity was directed toward developing a positive climate in which equal employment opportunity could develop and expand. The impact of these initiatives was evident in several areas before the end of the 1975-76 fiscal year. The achievements of this program must be attributed to all members of staff who seek to make it work.

Some of these were as follows:

- The availability of developmental staff training for all became official policy of the ministry.
- More than 100 women attended the ministry's career development workshops.
- Statistics for staff training and development for the first quarter of 1976 showed women equally represented on both internal and external programs with men, thus continuing the direction of the trend established over the past year.
- The ministry hired a number of women into atypical jobs — a construction inspector, a heating engineer, a representative dealing with contractors, a manager in special projects, a development officer, a marketing officer, and a designer.
- Women were successful in competitions for ex-

ecutive assistants to the minister, the assistant deputy minister (community planning) the general manager and two of the assistant general managers of Ontario Housing Corporation.

- At least three groups — personnel, communications and policy and program development secretariat — developed secretarial staff and created bridging positions to allow them to move into administrative or para-professional jobs. Community sponsored housing also provided a bridge position.
- Several directors utilized the management trainee and career development programs to develop women in areas where they are under-represented in the labor force or are concentrated at lower levels.

The management trainee program also provided additional women to the housing management field.

The salaries of women and the numbers of women in management still lag far behind those of men. While women were successful in 40 of the 71 competitions monitored by the Equal Opportunity Program, the median salary range for positions in which women were successful was \$10,500 to \$12,300 compared with a range of \$13,800 to \$16,200 for those where men were successful.

The number of women in director positions remained at four. The salary differential noted above is less than that of the overall staff.

As of March 31, 1976, the median salary of men on the ministry staff was \$20,090 compared with \$9,840 for women. The comparable salaries for OHC were \$16,720 and \$9,450. The mean salaries for women were higher than the medians, \$12,029 for ministry staff and \$10,306 for the corporation staff. The mean salaries for men were \$20,359 and \$17,468.

Progress has been made over the past year, but the statistics show that the gap between men and women in employment reflected by status and salary is still significant.

8 ONTARIO HOUSING ACTION PROGRAM

Although scheduled to end March 31, 1976, the program has been modified and extended to March 31, 1977.

1975 Activities

In 1975, OHAP focused its activities in eight regions where the housing market had been especially difficult for new purchasers. These regions were: Durham, Haldimand-Norfolk, Halton, Hamilton-Wentworth, Metro Toronto, Ottawa-Carleton, Peel and York. The Cities of Sault Ste. Marie and Thunder Bay were also included in the program, and the Sarnia Urban Area was added in August, 1975.

OHAP had a staff of 21 in 1975. This included 12 professional staff to function as regional co-ordinators, intergovernmental planning and engineering co-ordinators and development industry co-ordinators, and clerical staff.

Housing Starts and Serviced Land Approvals

During 1975, OHAP agreements with developers resulted in final approval by municipalities of serviced land for 21,544 homes and actual starts on 7,623 homes.

Of the 7,623 homes, 673 were priced for the H.O.M.E. Plan income range, 5,503 for the moderate-income range and the remaining 1,447 were to be sold at market price.

Interest-free Loans

OHAP provides interest-free loans to municipalities for their share of the funding of hard services needed for development under the program.

Accelerated construction schedules for these services are included in agreements between the ministry and municipalities for the provision of interest-free financing.

In 1975, eight interest-free loans were approved totalling \$57,930,012. Of this amount,

\$20,476,746 was advanced to municipalities during the year. The balance will be forwarded in subsequent years as the projects for which it is required are developed.

The loans are repayable over 15 years starting three years after the debt is incurred.

Following is a breakdown by municipality and potential units to be serviced by loans approved during fiscal 1975.

Mortgage Assistance

As part of OHAP in 1975, two forms of mortgage assistance were made available through Ontario Mortgage Corporation.

Under the Direct Lending Program, \$42,599,037 in mortgage financing was committed during the year for purchasers of homes covered by OHAP agreements. Mortgages were at a below-market interest rate of 10 $\frac{1}{4}$ per cent, amortized over 35 years on a five-year term. Loans were up to 95 per cent of the

selling price. Of the 1,100 homes started under this program during the year, 65 were for the H.O.M.E. Plan and 1,035 for moderate-income purchasers.

Also started during 1975 was an additional 82-unit development for which the mortgage commitment was obtained in 1974.

The OHAP Interest Subsidy Program, announced July 7, 1975, in *Supplementary Actions to the Ontario Budget, 1975-76*, made available \$26 million for mortgage interest subsidies on homes built for moderate-income purchasers and started by March 31, 1976. Subsidies were designed to provide 10 $\frac{1}{4}$ per cent first mortgages for up to 95 per cent of the appraised value for the first five-year term. Builders were to file mortgage commitments from private lending institutions with the ministry by Dec. 31, 1975.

A total of 4,387 homes were started under this program: 370 for the H.O.M.E. income range, 3,766 for moderate-income families, and 251 to be sold at market price without subsidies.

OHAP Interest-Free Loans Approved Fiscal 1975

Municipality	Purpose	Potential Units	Amount
Durham	water & sewer	52,800	\$39,647,000
Haldimand-Norfolk	water, sewer & storm	4,600	3,275,012
Metro (Scarborough)	parkland	14,000	7,200,000
Ottawa-Carleton	water & sewer	6,250	1,965,000
Nepean	storm drainage	1,540	235,000
Gloucester	storm drainage	932	102,000
Peel	water & sewer	15,000	3,936,000
Sarnia	sanitary sewer	6,200	1,570,000
Total		101,320	\$57,930,012

Capital Housing Incentive Grants

To encourage municipalities to speed up final subdivision approvals and to offset possible increases in municipal taxes due to new housing development, OHAP offers per-unit capital housing incentive grants.

During the year, grants amounting to \$5,907,681.13 were paid for fiscal 1975 housing starts and final approvals. An additional \$3,531,637.50 was paid for fiscal 1974 starts and approvals, for a total of \$9,439,318.63 in grants paid out during 1975.

Municipal Housing Study Grants

Under OHAP both regional and area municipalities were eligible for housing study grants towards the cost of studies designed to facilitate residential development. Study topics have included servicing requirements, feasibility and planning studies.

In fiscal 1975, 47 study grants were provided through OHAP to six regional municipalities and 24 area municipalities. Grants approved totalled \$1,659,267. During the year \$1,541,595.72 in grants were advanced, leaving a total committed carryover of \$700,396.

Capital Housing Incentive Grants Paid on fiscal 1975 approvals and starts:

Municipality	No. Developments	No. Units	Grants Paid
DURHAM			
Ajax	1	143	\$ 76,125.00
Bowmanville	1	44	23,400.00
Pickering	2	113	60,150.00
			<hr/> 159,675.00
HALDIMAND-NORFOLK			
Port Dover	2	128	57,975.00
Jarvis	2	94	33,450.00
Dunnville	1	46	24,525.00
Cayuga	1	20	5,625.00
Waterford	1	80	19,575.00
Port Rowan	1	81	18,225.00
			<hr/> 159,375.00
HALTON			
Burlington	2	184	98,025.00
HAMILTON-WENTWORTH			
Stoney Creek	3	1,340	443,887.50
Dundas	1	90	47,925.00
			<hr/> 491,812.50
METRO TORONTO			
Scarborough	5	772	410,400.00
OTTAWA-CARLETON			
Gloucester	1	252	134,175.00
Ottawa	2	4,550	1,225,875.00
March (Kanata)	1	250	107,775.00
			<hr/> 1,467,825.00
PEEL			
Brampton	9	6,387	1,424,293.63
Mississauga	3	670	281,850.00
			<hr/> 1,706,143.63
Sault Ste. Marie	2	679	184,012.50
Sarnia	4	3,926	978,862.50
Thunder Bay	1	1,032	251,550.00
		TOTAL	<hr/> \$5,907,681.13

Additional Capital Housing Incentive Grants Paid on 1974 Starts and Approvals

Municipality	No. Developments	No. Units	Grants Paid
DURHAM			
Oshawa	5	698	\$ 366,450.00
METRO TORONTO			
Scarborough	2	1,724	1,027,500.00
OTTAWA-CARLETON			
Gloucester	1	135	70,875.00
Ottawa	3	378	198,075.00
			268,950.00
PEEL			
Brampton	2	6,454	1,581,037.50*
YORK			
Markham	1	548	287,700.00
		Total	\$3,531,637.50
		Total paid out fiscal 1976	\$9,439,318.63

* second half of payment

OMC Mortgage Commitments under OHAP Direct Lending Program Fiscal 1975

Municipality	Builder	Units*	Amount
HALTON			
Burlington	Atwater Developments	108	\$ 4,444,100
HAMILTON-WENTWORTH			
Dundas	Alliance (Duffbrook)	90	3,669,850
Stoney Creek	Belgal Marina Estates	264	9,595,855
METRO TORONTO			
Scarborough	Golraf Investments	184	6,529,342
	Operation II	267	10,906,950
OTTAWA-CARLETON			
Gloucester	Rockford Developments	117	4,513,640
PEEL			
Mississauga	Village Hill Homes	68	2,939,300
	Total Fiscal 1975	1,098	\$42,599,037

* OMC gives mortgage commitments only on suites available for purchase (i.e., not caretakers' suites, etc.)

PLANS ADMINISTRATION DIVISION

The plans administration division (PAD) carries out a regulatory function by reviewing applications made under the Planning Act. Official plans, restricted area (zoning) bylaws, minister's zoning orders, plans of subdivision, condominium and minister's consents to sever land in Northern Ontario all undergo this reviewing function.

PAD plays a key role in achieving the ministry mandate of providing satisfactory housing for Ontario residents, at a reasonable cost, within a sound community planning framework.

The division encourages municipalities to take increasing responsibility for local planning matters. To this end, a number of PAD functions have been delegated to regional municipalities.

The first phase began when some regional municipalities assumed the functions of monitoring the decisions of committees of adjustment or land division committees to ensure they conform to local official plan policies and of commenting to the Ontario Municipal Board on planning aspects of zoning bylaws.

The second phase of delegation began in 1975 when seven regional municipalities (Halton, Hamilton-Wentworth, Ottawa-Carleton, Peel, Metro Toronto, Waterloo and York) assumed the approval power for plans of subdivision. The next phase will be the delegation of the approval power for plans of condominium.

Lastly, the power to approve area (local) official plans will be delegated to regional municipalities that have approved regional official plans.

The delegation of these powers will significantly increase the decision-making powers of regional municipalities. It also marks a withdrawal of the division's approval authority over matters of purely local concern, where adequate planning resources have been made available.

Official Plans

At the end of March, 1976, there were 306 official plans in force affecting 350 municipalities. During the year, 23 official plans came into force, an increase of five over last year. The division works in close co-operation with the community planning advisory branch to encourage and financially support local municipalities in the preparation of plans and implementing bylaws.

One of the major workloads of the division continues to be approving amendments to existing official plans. Over 400 proposed amendments were received and 289 were approved, an increase of 20 per cent. This on-going process is important in keeping approved plans up to date.

Zoning Bylaws

PAD comments on restricted area (zoning) bylaws to the Ontario Municipal Board. Since this function has been delegated to some regional municipalities, the number of comments to them decreased to 1,069.

The responsibility for preparing, registering and administering minister's zoning orders lies with the division. These orders totalled 142 and amendments to these orders totalled 1,237. Both figures increased over the last fiscal year.

Subdivision and Condominium Plans

A total of 1,283 plans were received for approval by the division. If the applications to regional municipalities are included, the total number in the province is up slightly over last year. The number of residential units approved by PAD on both draft and final plans increased dramatically during the year. Draft approved residential units reached 98,860 for the year (72,640 last year) and final approved units jumped to 88,982 from 59,864. At the end of March 1976, there was a total of 130,263 draft approved units where the applicant has not requested final

approval. This is an increase of about 22 per cent over last year at the same time.

Applications for the minister's consents were up by more than one third to 2,016.

Validation Bylaws

PAD validates the title of innocent third parties who have purchased lots created in contravention of the Planning Act. The number of bylaws submitted for approval declined to 95 while orders issued increased slightly to 65.

Policy and Procedural Guidelines

As well as carrying out the above approval functions, the division is involved in producing guidelines, standards and policies to cover all aspects of community planning. In addition to the existing publications on validation bylaws, development control (site planning) and parkland, efforts were directed to the following:

- Subdivision control, part-lot control and deeming of registered plans.
- Procedures for adoption, submission and lodging of official plans.
- Subdivision approval: a guide to applicants.
- Rules of procedure for committees of adjustment and land division committees.
- Land severance: planning guidelines.
- Guidelines for the approval of plans of subdivision (prepared for regional municipalities who were delegated this power).
- Guidelines on rural estate development.
- Guidelines on the form and content of regional, area and secondary plans.
- Guidelines on the preparation of an interim land severance policy.
- Guidelines on shopping centre development.

In addition, a number of internal documents were produced to assist the administrative process and to train new staff.

12 Annual Statistics for Official Plans and Zoning — Fiscal 1975 (Ending March 31, 1976)

	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Total 1975	Total 1974
OFFICIAL PLANS														
Proposed O.P.'s received	0	0	3	5	0	1	3	1	3	2	0	1	19	24
Proposed O.P. amdts. received	37	31	21	58	19	37	37	36	27	25	42	39	409	403
O.P.'s approved	1	0	4	0	2	3	0	3	4	1	3	2	23	18
Amendments approved	14	22	27	24	23	17	18	24	23	32	35	30	289	242
O.P.'s referred to O.M.B.	9	7	0	6	5	5	7	4	4	9	0	2	58	44
ZONING														
Comprehensive and amending by-laws received	193	196	155	347	98	288	235	129	275	299	211	269	2,695	2,426
Comprehensive by-laws commented on	—	2	1	—	1	—	2	—	1	1	—	2	10	13
Amending by-laws commented on	60	61	68	91	88	91	120	86	152	105	—	147	1,069	1,271
ZONING ORDER														
Registered	1	5	8	2	27	22	20	11	33	13	—	—	142	121
Amendments received	118	75	72	62	28	90	113	55	56	74	73	87	903	1,032
Amendments processed	70	84	27	74	12	115	187	120	139	126	139	144	1,237	966

Annual Statistics for Subdivisions, Condominiums and Land Severances—Fiscal 1975 (Ending March 31, 1976)

Subdivisions and Condominiums	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Total 1975	Total 1974
Subd. appl. received	121	100	67	86	48	71	81	66	74	67	53	81	915	1,088
Draft Approvals	50	52	64	57	66	57	77	52	47	51	52	59	684	624
	*(13,369)	(2,867)	(7,688)	(3,267)	(10,241)	(6,829)	(5,135)	(1,902)	(9,877)	(4,381)	(3,457)	(8,257)	(77,270)	
Final Approvals	47	50	73	50	57	42	67	69	44	30	29	38	596	410
	(6,908)	(2,992)	(7,540)	(7,609)	(5,267)	(4,065)	(11,039)	(5,891)	(6,757)	(1,310)	(5,847)	(5,782)	(71,097)	
CDM appl. received	26	33	21	16	22	31	29	30	36	29	38	57	368	333
Draft Approval	22	16	22	21	30	22	29	25	27	21	21	33	289	191
	(1,496)	(999)	(2,133)	(1,381)	(2,124)	(2,462)	(2,111)	(955)	(2,892)	(1,078)	(1,275)	(2,684)	(21,590)	
Final Approval	8	15	17	15	18	22	19	16	26	9	26	15	206	157
	(769)	(1,674)	(1,546)	(2,315)	(1,581)	(2,039)	(1,169)	(1,473)	(1,858)	(634)	(1,483)	(1,344)	(17,885)	
LAND SEVERANCE														
Minister's consent rcvd	170	189	161	174	138	239	198	104	168	130	148	197	2,016	1,488
Minister's consents granted	68	85	66	42	116	123	126	77	232	117	30	97	1,179	916
Submissions from C. of A's	413	727	710	626	352	624	577	463	438	478	481	572	6,461	7,278
Submissions from L.D.C.'s	1,097	1,362	1,841	1,506	1,296	1,300	1,396	899	1,026	1,482	710	1,846	15,761	14,288
Appeals to O.M.B.	6	4	—	4	1	4	1	—	2	10	10	16	58	42
VALIDATION														
By-laws received	15	10	7	10	8	7	13	3	4	3	4	6	95	138
Orders issued	7	14	4	2	12	1	4	6	1	8	5	2	66	62

* Residential Units

14 COMMUNITY PLANNING ADVISORY BRANCH (CPAB)

This branch was established July 1, 1975, following the reorganization of the plans administration division (PAD). The reorganization separated the program delivery aspect from the approval function.

CPAB is a decentralized operation with offices in London, Sudbury, Thunder Bay, Ottawa and Toronto. As the ministry's main community planning program delivery arm the branch maintains a high profile in the advisory, promotional, educational and assistance areas. To minimize duplication in the planning process, a heavy emphasis is placed on those areas without planning staff or with insufficient full-time staff.

Conferences, Seminars and Workshops

During the last three-quarters of the fiscal year, the branch conducted 21 educational activities varying in scale from a province-wide planning directors conference to local municipal staff workshops with Ontario Municipal Board personnel. The branch also attended 34 other educational activities sponsored by various public and private sector agencies. CPAB pursues a sound educational program to ensure successful local planning through the evolution of realistic expectations and a solid understanding of provincial planning policies and procedures.

Technical Assistance

The branch offers professional planning assistance to many Ontario municipalities on a no-cost consultant basis. A substantial portion of the branch manpower resources has been allocated to this area resulting in the preparation of nine official plan amendments, 40 zoning bylaws or bylaw amendments, 35 terms of reference for planning studies and 20 other documents including interim land severance policies, hamlet studies and subdivision agreements.

The branch also reviews draft planning documents

by request prior to their submission to the ministry or the Ontario Municipal Board for approval.

Community Planning Study Grants

The branch administers a \$1.75 million grant program (an increase of \$1.25 million from the last fiscal year) designed to assist those municipalities with limited financial resources and planning staff to embark upon or complete a local planning program.

In 1974, 50 municipalities received provincial commitments for \$248,612. In 1975, 270 municipalities received provincial commitments for \$1,361,509.34.

These commitments were given to produce a variety of documents which total 276 in number.

Official plan documents (new or revised including secondary plan) 102

Zoning bylaws (new or revised) including major amendments 135

Zoning bylaws (intended to replace Minister's zoning orders) 16

Interim land severance policy documents 10

Special studies (related to planning issues) . . . 13

Planning Areas

On Oct. 30, 1975 the responsibility for the definition of planning areas was transferred from the Ministry of Treasury Economics and Intergovernmental Affairs to the Ministry of Housing.

Under the authority of the Planning Act, the branch recommends to the minister the establishment, alteration or dissolution of a planning area. It also oversees the definition, constitution and procedures of the planning board.

Program Liaison

The branch actively represented the ministry on 40 major planning studies and is the main Ontario contact for the Federal/Provincial/Municipal Incentive Grant Program. It commented to the plans administration division on the local impact, appropriateness and adequacy of over 500 planning documents submitted for approval and has, upon request, provided 51 municipalities with a general assessment of their planning needs.

Community Planning Study Grants

MUNICIPALITY	COMMITTED
Regional Municipality of Durham	\$14,000.00
Regional Municipality of Niagara	16,500.00
Regional Municipality of Ottawa-Carleton	29,093.25
Regional Municipality of Peel	7,500.00
Regional Municipality of Waterloo	4,500.00
Regional Municipality of York	6,531.93
County of Brant	82,950.00
County of Bruce	40,832.26
County of Dufferin	7,250.00
County of Elgin	20,850.00
County of Essex	48,150.00
County of Frontenac	17,840.00
County of Grey	20,712.75
Prov. County of Haliburton	16,400.00
County of Hastings	5,250.00
County of Huron	38,000.00
County of Kent	25,550.00
County of Lambton	7,525.00
County of Lanark	30,099.25
United Counties of Leeds and Grenville	59,720.00
County of Lennox and Addington	35,577.27
County of Middlesex	22,959.64
County of Northumberland	52,838.00
County of Perth	31,282.25
County of Peterborough	40,405.00

United Counties of Prescott & Russell	30,405.80
County of Prince Edward	72,250.63
County of Renfrew	40,828.63
County of Simcoe	123,886.17
United Counties of Stormont, Dundas and Glengarry	36,901.55
County of Victoria	163,196.96
County of Wellington	16,062.50
District of Algoma	47,290.00
District of Cochrane	50,277.00
District of Kenora	21,931.00
District of Manitoulin	20,000.00
District of Nipissing	26,690.00
District of Parry Sound	12,325.00
District of Sudbury	3,100.00
District of Thunder Bay	10,597.50
District of Timiskaming	3,150.00

CPAB Activities

OBJECTIVES	ACTIVITIES	TOTALS
Conferences/ Seminars/Workshops	Seminars, etc. for municipal staff/policies/ programme/ procedures	18
	Seminars, etc. for general public "Planning Awareness"	3
	Seminars, etc. participate as requested	34
Projects/Technical Assistance	Official Plans	0
	Official Plan Amendments	9
	Zoning Bylaws	23
	Zoning Bylaw Amendments	17
	Terms of reference	35
	Other documents	20
	Assess municipal planning needs	51
	Monitor Consultants	28
	Review draft documents	141
	Assess development applications	199
	Expert Witness	6
Community Planning Study Grants	To provide financial aid	254
Define Planning Areas	To define planning areas	1

16 LOCAL PLANNING POLICY BRANCH

The local planning policy branch was transferred October, 1975, to the Ministry of Housing from the Ministry of Treasury Economics and Intergovernmental Affairs.

The branch, with a staff complement of 16, is divided into three sections — policy, program and special studies.

The goals of this branch are to develop and recommend overall planning policies and legislation in order to facilitate the carrying out of community planning activities at the local level and to carry out studies and publish reports that will provide new and useful information in the community planning field.

Activities

Branch work is project oriented and each section has a number of projects under way at any given time. Although some of the projects are done completely within the branch, others, because of their size or complexity, are carried out with the assistance of consultants.

At the end of the fiscal year, a total of 18 projects were under way within the three sections. Some of the projects are relatively small and can be completed within about two months while others are of longer duration and will require years to complete.

Examples of projects now under way are as follows:

Planning Act Review

Staff of the policy section is providing the research capability to the Planning Act Review Committee, chaired by Eli Comay. The three-man committee was authorized by cabinet June, 1975 and formally began its review in September of the same year.

The committee is undertaking a comprehensive look at the nature and process of municipal planning in Ontario and is evaluating the instruments

used to carry it out. To accomplish this, the committee has sought briefs and submissions from municipalities and interest groups and has held two series of meetings throughout the province.

Urban Development Standards

The purpose of the urban development standards study was to seek ways of reducing new housing costs by changing stringent development requirements as applied to new subdivisions by local municipalities and provincial agencies. The result of the study will produce a comprehensive set of provincial guidelines covering all aspects of residential subdivision standards.

Lakeshore Capacity Study

This study will seek to devise a method of evaluating development proposals on recreational lakes. Expected to take six years, the study should provide a technique that will allow a forecast to be made of the impact of cottage development on the quality of the environment of inland recreational lakes. The study will also encompass other forms of related development such as marinas and lodges.

The local planning policy branch is working closely with the Ministry of the Environment and the Ministry of Natural Resources in the development of this study.

COMMUNITY RENEWAL BRANCH

Ministry services in the areas of neighborhood improvement, housing rehabilitation and urban renewal are provided by the ministry's community renewal branch. The specific programs administered by this branch include:

Neighborhood Improvement Program (NIP)

For 1975, 33 municipalities were allocated a total of \$15 million (federal). These municipalities were selected by the community renewal branch in consultation with the Provincial/ Municipal Liaison Committee.

Municipalities participating in NIP are also eligible to enter the federal Residential Rehabilitation Assistance Program (RRAP). Under RRAP, residents of neighborhood improvement areas can receive partially forgivable loans for the upgrading of their homes to meet property maintenance and occupancy standards.

Ontario Home Renewal Program (OHRP)

In 1975-76 the total amount forwarded to the 362 participating municipalities was \$15,212,022.45. Two regions, 29 cities, 84 towns and 38 villages participated in OHRP, along with 170 townships, one union of townships and six improvement districts.

Other 1975 Activities

- The Ontario Downtown Revitalization Program was developed to begin in 1976.
- A study session for municipal property standards officers was held.
- Advice was given on a community college course program being developed for the training of municipal property standards officers.
- The NIP program was evaluated at a Toronto conference.

- Community Planning '75, a student summer program, was initiated.
- The Ontario Association of Property Standards Officers was established.
- Workshops on community renewal were held in Thunder Bay, New Liskeard, Bruce Mines, Chatham, Kincardine, Kingston, Barrie, Hamilton and Ottawa.
- A consultant's report on work programs to resolve housing rehabilitation problems in Ontario was published along with a NIP resource kit, a consultant's study on downtown revitalization, a bibliography on community renewal activities and other publications on citizen involvement in NIP.

18 NORTH PICKERING DEVELOPMENT CORPORATION

Board of Directors

William B. Harris, chairman
Robert J. Butler
Mrs. Jill Gibson
Irving A. Paisley
Henry S. Polak

North Pickering Project

Planning

A recommended plan for development of North Pickering was completed in August, 1975, culminating a planning process involving public participation, which had commenced in the spring of the previous year.

The recommended plan was submitted to the Minister of Housing who has referred it to the North Pickering Development Corporation with the request that it be used as a basis for the corporation's plan for development.

North Pickering Development Corporation

Six members were appointed to the North Pickering Development Corporation by Sept. 24, 1975. The corporation has the responsibility for completing a development plan, gaining approval for it under the Ontario Planning Act, and implementing the plan under policy guidelines established by the government.

Property Management

While title to the lands purchased by the province has been transferred to the Ontario Land Corporation, the North Pickering Project continues to manage them. A summary of lease data accompanies this report.

Property Tenure

In order to encourage former property owners to become part of the new community, they were offered, in addition to full compensation for their properties, an arrangement allowing them to stay in their homes under rent-free licences of occupation in return for payment of taxes and an undertaking to maintain properties in good condition. Subsequently, residential portions of properties found compatible with the land use plan would be sold back to former owners at prices equivalent to the

government's costs of acquiring them.

With the completion of the recommended land use plan, decisions on sale-back of residential properties were made between June 1 and Sept. 30, 1975. In instances where moveable houses in the future urban area or in future rights-of-way and service corridors were found incompatible with the land use plan, former owners were extended the option to repurchase their dwellings for moving at government expense in the future to a housing area on the site.

North Pickering Project Summary of Lease Data March 31, 1976

		Urban	Agricultural	Hamlets	Open Space	Total
Land Leases	Parcels	9	14	3	NIL	26
	Acreage	104.845	75.577	2.00	NIL	182.422
Residential Leases	Parcels	95	111	44	83	333
	Acreage	590.655	341.881	25.730	434.666	1,392.932
Farm Leases	Parcels	103	223	NIL	81	407
	Acreage	4,744.077	7,468.898	NIL	3,316.814	15,529.789
Commercial Leases	Parcels	18	13	7	2	40
	Acreage	347.836	173.918	5.499	109.81	637.063
Vacant	Parcels	101	136	26	56	319
	Acreage	1,057.185	835.038	20.140	428.857	2,341.220
Total	Parcels	326	497	80	222	1,125
	Acreage	6,844.598	8,895.312	53.369	4,290.147	20,083.426
Rentals Received Per Month		\$35,341.53	\$42,543.40	\$12,035.83	\$25,831.23	\$115,751.99

NORTH PICKERING DEVELOPMENT CORPORATION

Financial Statement and Report on the Audit for the period from inception on July 30, 1975 to March 31, 1976

Office of
Provincial
Auditor

NORTH PICKERING DEVELOPMENT CORPORATION

Statement of Expenditure for the period from inception on July 30, 1975 to March 31, 1976

Director's remuneration	\$7,155
Fringe benefits	119
Legal	2,090
Other	572
	<hr/>
	9,936
	<hr/>

To the Board of Directors of the North Pickering Development Corporation and to the Minister of Housing.

I have examined the statement of expenditure of the North Pickering Development Corporation for the period from inception on July 30, 1975 to March 31, 1976. My examination included a general review of the accounting procedures and such tests of accounting records and other supporting evidence as I considered necessary in the circumstances.

In my opinion, this financial statement presents fairly the results of the Corporation's operations for the period ended March 31, 1976, in accordance with generally accepted accounting principles.

In accordance with section 29 of The North Pickering Development Corporation Act, 1974, a report on the audit has been made to the Corporation and to the Minister.

NOTE: The above expenditures are recorded on a cash basis and were paid out of moneys appropriated by the Legislature of Ontario for the North Pickering Project under the Ministry of Housing.

Toronto, Ontario
September 29, 1976

F.N. Scott, C.A.,
Provincial Auditor.

Introduction

The Townsend Community Development Program was established in the ministry when the Haldimand-Norfolk Project was transferred from the Ministry of Treasury, Economics and Intergovernmental Affairs in April, 1975.

Townsend new town will house and provide services for most of the people who will be attracted to the Regional Municipality of Haldimand-Norfolk by employment opportunities at the Steel Company of Canada Ltd. (Stelco), Texaco Canada Ltd., and an Ontario Hydro plant now being developed in Nanticoke.

In 1974, the government acquired 13,500 acres of the 15,000-acre Townsend site, located northeast of Simcoe and Port Dover and adjacent to Jarvis at Highways 3 and 6. The site is now owned by the Ontario Land Corporation. The Ministry of Government Services is managing the land with the advice of the Ministries of Housing and Agriculture and Food, specifically regarding a farm-lease program which allows farmers to work the land pending urban development.

Townsend Advisory Committee

Townsend is being planned in close consultation with the area and regional municipalities and the general public of the area. The Townsend Advisory Committee — composed of Chairman William Hodgson, MPP, parliamentary assistant to the Minister of Housing, Regional Chairman John McCombs, Mayor John Pow of Nanticoke, Mayor David Pierson of Haldimand, and James Allan — provides direct liaison between the minister and area officials. At its regular meetings, the committee monitors the planning process, acts as a sounding board for local concerns and interests and advises the minister and the regional council on all aspects of the Townsend program

Nanticoke Liaison Committee

The Nanticoke Liaison Committee was established

in December, 1975, to act as a means for sharing information between the Nanticoke council and program staff. Three members from the Townsend program constitute its membership.

Technical Committees

Four technical committees were formed to correspond to the component parts of the Townsend planning, namely economic and social, environmental and agricultural, engineering and transportation, and financial. Technical committee members are senior staff from the province, the regional municipality and in some cases the area municipality of Nanticoke.

Planning and Development Schedule

Staff recruitment and the selecting of consultants began soon after the transfer of the Townsend program. By Jan. 1, 1976, Llewelyn-Davies Weeks Canada, Ltd. had been commissioned as planning consultants and work began with the Townsend staff to prepare the development plan.

The planning process has three phases. Phase I, the definition of study areas for the first community of 20,000 and the city of 100,000 persons, was completed in March, 1976. Phase II will define the area of the first neighborhood of 5,000 residents. Phase III, to end in March, 1977, will include a plan of subdivision for initial development, and implementation recommendations.

Development of the site will begin with preparation of the first neighborhood to accommodate 5,000 persons by 1981. By 1986 the area for the first community of about 1,250 acres will be occupied by 20,000 inhabitants. Townsend will be planned to accommodate growth to the 100,000 population level, occupying about 5,000 acres of the total 15,000 acres which comprise the site.

Planning Progress

In Phase I the planners recommended the use of the southern half of the site as the urban development

area. The southern location was chosen after analysis of such factors as natural resources (including agriculture, woodland, wildlife, and aggregate deposits), transportation, recreational potential, historical and cultural features and such development constraints as flooding and proximity of bed rock to the surface. The southern portion is close to major transportation routes and to the industrial development sites, whereas the northern portion contains the greatest concentrations of good agricultural land.

The phase I report also contained recommendations for the location of the first community, roughly along the Nanticoke Creek in the south-central portion of the site. Alternative sites for the regional commercial centre were also shown.

Public Participation

To involve inhabitants of the region in the planning process, a public participation program was begun in February, 1976. This included involvement not only of the Townsend Advisory Committee but also the regional council and Nanticoke Council. In addition, public meetings were held with the site residents to inform them of issues affecting them and to obtain their opinions. Residents of the region as a whole were involved in the planning through an open house program. As well, the Townsend staff held meetings with various interest groups, such as naturalists, historical societies, church groups, local business groups and university and school groups.

As a result of this process of consultation, the Townsend Advisory Committee and the regional council of Haldimand-Norfolk endorsed the major results of Phase I. The Minister of Housing has accepted their recommendations including, in particular, the locations of the study areas for the city of 100,000 residents and the first community of 20,000 persons.

LAND CO-ORDINATION BRANCH

Operating procedures and allocation criteria governing the disbursement of federal funds under the branch's Municipal Land Development Program were completed early in the fiscal year. The municipal liaison committee assisted in this process.

Federal allocation, under sections 40 and 42 of the National Housing Act, to the province for the calendar year was \$35 million. Of this amount, approximately \$9 million was made available to the Municipal Land Development Program. This was allocated to 13 municipalities as follows:

Brantford	\$ 405,000
Cornwall	500,000
Deep River	110,000
Dryden	205,000
Gravenhurst	450,000
Metro Toronto	3,500,000
Michipicoten	450,000
Niagara Falls	585,000
Ottawa	2,000,000
Penetanguishene	245,000
Sault Ste. Marie	225,000
Schreiber	205,000
Terrace Bay	270,000
Total	\$9,150,000

Because federal funds became available relatively late in 1975, the allocations to municipalities were not completed until early June. It took considerable effort to co-ordinate the participating municipalities in pre-development work. This included the preparation of plans of subdivision, evaluation of technical reports, obtaining provincial approvals from this ministry as well as the Ontario Municipal Board and the Ministry of Environment, and preparing acceptable loan applications to Central Mortgage and Housing Corporation (CMHC).

At year end, total CMHC loan commitments amounted to approximately \$7 million. Expendi-

tures of these funds is expected to yield 1,665 serviced land units between 1975 and 1978, the 1975 production being 768 units.

Municipalities continued to show interest in the program during 1975 and total requests for 1976 by 19 municipalities amounted to \$35 million. CMHC was advised of these requests. The total provincial allocation was \$36 million (announced January, 1976).

Due to strong municipal demand and a reduction in Ontario Housing Corporation's land assembly activity, the provincial allocation was apportioned equally to OHC and the municipalities.

Allocation criteria were modified after consultation with the municipal liaison committee and on Feb. 19, 1976, the minister announced the allocation of \$18 million to 11 municipalities as follows:

Cochrane	\$ 350,000
Deep River	120,000
Elliot Lake	2,750,000
Nakina	250,000
Ottawa	2,000,000
Sault Ste. Marie	500,000
Sioux Lookout	200,000
Toronto (City)	4,750,000
Toronto (Metro)	4,500,000
Wicksteed Township	360,000
Windsor	2,500,000
Total	\$18,280,000

At year end, the municipal land development staff was continuing to assist municipalities to develop lands with funds allocated in 1975. It is expected there will be a two-year carry-over of production from each year's loan commitments.

22 COMMUNITY SPONSORED HOUSING PROGRAM

The Community Sponsored Housing Program, designed to supplement federal initiatives in the area of non-profit housing, was introduced in March, 1974, and commenced activity in September, 1974.

Under this program, the province makes available to eligible non-profit or co-operative groups, which receive federal financing, grants equivalent to 10 per cent of the total cost of a housing project. In order to qualify for these grants, the group is required to make available a percentage of its units to people in need of rent-geared-to-income assistance under the Rent Supplement Program.

In the 1974/1975 fiscal year, 20 projects containing 2,383 non-profit units were approved for provincial funding, 1,252 of which were recommended for inclusion in the Rent Supplement Program. Since the program eligibility date was June, 1973, approximately 700 of these units in fact represented production prior to the 1974/75 fiscal year.

In the 1975/76 fiscal year approximately 35 projects, representing a total of 2,274 units, were approved for provincial funding, and 909 of these units were included in the Rent Supplement Program. The goal established for the fiscal year was 2,000 units of which 500 would be eligible for rent supplement.

The total provincial dollar commitment this fiscal year amounts to \$8.2 million in rent reduction grants and approximately \$14 million in rent supplements. Of the units approved, 629 involved the rehabilitation and renovation of existing units and 1,645 involved the construction of new units. A further breakdown of the details of the year's production is illustrated in the accompanying table.

The program, since its inception, has emphasized the co-operation and participation of the representatives of the non-profit, or third, sector through the minister's advisory committee on non-profit housing, which continued to meet regularly during the past fiscal year. Representatives of the ministry staff

brief the committee on the activity taking place in the program, and consult the committee on various changes being contemplated with respect to the guidelines of the program.

The third sector itself continues to grow, and this fiscal year saw the emergence of two resource groups in the Toronto area, the Toronto Non-Profit Housing Federation and the Labor Council Development Foundation, both of which have received federal funding to provide support to various private non-profit groups in their attempts to develop and manage housing in the Toronto area. Other resource groups are also developing in the other regions of the province.

As well as providing direct funding for non-profit groups, support was also provided for research carried out by representatives of the non-profit sector. Research grants were made available to the Ontario Habitat Foundation, the City of Toronto and the Labor Council Development Foundation for research into various matters of concern in the non-profit sector.

Of note during the past fiscal year was the continuing contribution of family housing by neighbor-

hood groups, co-operatives and the City of Toronto Non-Profit Housing Corporation which together produced 925 family units, of which 588 were approved for rent-geared-to-income funding. The charitable groups, which include such organizations as churches and service clubs, continued to focus their attention on senior citizen housing and produced 1,070 units, of which 321 were approved for rent supplement funding.

It is also noteworthy that many additional municipalities are actively considering the program. Metro Toronto, Ottawa and the Regional Municipality of Peel have all incorporated non-profit housing companies which will be developing units in the upcoming fiscal year. A number of other municipalities have also expressed interest in the program, and it is anticipated that the municipal non-profit companies will become increasingly active over the next few years.

The community sponsored housing branch has continued its successful pattern this year and present projections indicate that the program will provide assistance to an equal or greater number of families and senior citizens in the upcoming year.

Community Sponsored Housing Production by Client Group

Client Group	# of Projects	Family Units	Senior Units	Hostel Units	Total Units	% of Units For Rent Supplement	Total Rent Supplement Units
Neighborhood groups and co-operatives	14	502	67	4	573	44%	255
Charitable groups	9	3	1070		1070	30%	321
City of Toronto Non-Profit Housing Corporation	12	432	23	185	631	51%	333
Total	35	928	1160	189	2274		909

ONTARIO HOUSING CORPORATION

ONTARIO STUDENT HOUSING CORPORATION

The Honourable John Rhodes
Minister of Housing
Parliament Buildings
Queen's Park
Toronto, Ontario

Sir:

On behalf of the Board of Directors, it gives me great pleasure to present to you the annual report and statements of accounts of Ontario Housing Corporation and Ontario Student Housing Corporation for the year ended December 31, 1975.

Respectfully submitted,

Emerson E. Clow
Chairman

BOARD OF DIRECTORS

ONTARIO HOUSING CORPORATION

ONTARIO STUDENT HOUSING CORPORATION

Emerson E. Clow, Chairman
R.W. Riggs, Vice-Chairman
Mrs. Twyla E. Hendry
Maxwell L. Kaminsky
Wm. Ladyman
Garfield A. MacInnis
Mrs. Frances McHale
John B. McLean
Dr. Albert Rose
A.J. Trusler

Report of the Chairman of the Board

The corporation continued its modified tender call approach throughout 1975. In all, 112 tender calls were issued, ensuring the provision of well-designed, good quality assisted housing at reasonable cost.

The year saw construction of senior citizen developments begin in 74 municipalities, with a large portion of family accommodation being obtained through variations of the Rent Supplement Program.

The decentralization of housing management continued, with the expansion and creation of housing authorities to manage OHC's assisted housing portfolio. The corporation also pursued its policy of increasing the responsibilities of housing authorities.

A highlight of the year was a decision to put the full ownership concept back into the Home Ownership Made Easy (H.O.M.E.) Plan. Because of certain restrictions placed on the resale of H.O.M.E. Plan houses and land, the lot lease component was replaced, with buyers given a second mortgage covering the full market value of the land. This conversion from leasehold to freehold was welcomed by many homeowners.

The year 1975 also saw OHC become involved in the federal/provincial Rural Housing Program, agreeing to provide 25 per cent of the funds for this ownership-geared-to-income program as well as advice to Central Mortgage and Housing Corporation and community groups.

The legal and information services components of the corporation were detached to become part of the ministry.

24 Housing Production

The corporation's rental housing activity reached 76,003 units, an increase of 4,038 over 1974. Those figures relate to units under construction and under management.

The number of units completed during this year was 7,060 (1,545 family units; 5,515 senior citizen units) an increase of 661 compared with the 1974 figure of 6,399.

Construction began on 3,964 units (474 family units; 3,490 senior citizen) a decrease of 722 from 1974's total of 4,686.

At the end of 1975, OHC's rental housing portfolio totalled 71,758 units under management, of which 47,538 were for families and 24,220 for senior citizens. In Metro Toronto there were 29,239 dwellings, with 42,519 in other municipalities.

OHC sold 172 units to qualified tenants under the Tenant Purchase Program compared to 114 units in the previous year.

H.O.M.E. Plan Rentals

OHC purchased 206 Home Ownership Made Easy (H.O.M.E.) Plan houses for rental to low-income families, and turned them over to housing management. With the approval of participating municipalities, these units were located in H.O.M.E. Plan subdivisions in 19 municipalities. There were more than 175 houses under construction during 1975. Twenty-six municipalities approved the provision of public housing in H.O.M.E. subdivisions.

Senior Citizen Housing — Metro

The year 1975 saw OHC act as a development agent for the Metropolitan Toronto Housing Co. Ltd. to assist with the development of senior citizen housing in that municipality. As a result, Metro

started construction on 730 senior citizen units, and starts on an additional 99 units were scheduled for early in 1976. The province, through OHC, agreed to share in the operating subsidy for these new units.

Hydro Block — Toronto

With regards to the Hydro Block property located in the core area of Toronto, a memorandum of understanding and an agreement to lease was entered into with the City of Toronto Non-Profit Housing Corporation. Drawings for the design of the 153-unit project in two phases were prepared. Phase I will consist of 39 units in renovated houses, and Phase II will be a low-rise apartment building with 114 new housing units.

Mohawk Gardens — Hamilton

With the assistance of a technical steering committee composed of local residents, technical representatives, and the three levels of government, a consortium of architects completed the redevelopment study of Mohawk Gardens—a project of 432 wartime housing units.

At year's end, OHC was waiting for Central Mortgage and Housing Corporation's (CMHC) approval on the redevelopment of Phase I of Mohawk Gardens under the Federal/Provincial Partnership Agreement.

The approval would clear the way for demolition of 111 wartime houses, to be replaced by 93 new family units, 28 of which will be for rent-geared-to-income applicants, and a 169-unit senior citizen apartment building. This structure will be six storeys in height in the centre, and will have three-storey wings on each side.

General

In family housing activity, 17 modified tender calls

were issued for 314 units in 16 municipalities; construction starts were made on 474 units. Thirteen contracts were signed for 407 units.

In senior citizen housing, 95 modified tender calls were issued for 3,858 units in 93 municipalities; 3,490 construction starts were made. Seventy-four contracts were signed for 3,345 units.

The corporation received a total of \$86.8 million in commitments from CMHC for rental housing.

Rent Supplement Program

This program continued to provide applicants from OHC's waiting list with rent-geared-to-income accommodation within the private sector. The allocation by CMHC of 1,800 units for subsidy sharing purposes was almost totally taken up—1,597 units were secured through invitation for landlord participation while an additional 190 units were provided under the Accelerated Rental Housing Program. This program is administered by Ontario Mortgage Corporation and provides preferred mortgage financing to builders of rental housing. In return the developers agree to reserve up to 25 per cent of the units financed for OHC's rent supplement portfolio.

The Community Integrated Housing Program, which provides secondary financing to builders of rental accommodation, requires the developer to commit 25 per cent of the units in the project benefitting from this provincial financing, for OHC's rent-geared-to-income applicants. During the year, six applications were approved for a total of 584 units including 146 units for the Rent Supplement Program. This brought the total number of projects approved for the program to 14 (2,306 units), providing 576 units for rent supplement.

In 1975, OHC assisted organizations for the physically handicapped in creating innovative housing programs for their clients.

In Metro Toronto, Clarendon Foundation (Cheshire Homes Inc.) sought out a developer who was constructing new units and entered into an agreement with him to design a portion of his units with special features for the handicapped. As a result, 13 handicapped persons were housed on the second floor of an apartment building at Bathurst Street and Vaughan Road. OHC, through the Rent Supplement Program, subsidizes the rents.

Rural Housing Program

In May, a federal/provincial agreement was executed to provide home ownership on a purchase geared-to-income basis for low-income families in small, remote and rural communities with populations not exceeding 2,500 persons. Under the agreement, CMHC provides 75 per cent and OHC provides 25 per cent of the development and subsidy costs.

Residents of approved communities have input into the design and construction of the homes and to reduce down payments may assist in construction. The year was fairly well spent before the program got off the ground but by the end of December, 15 units had been produced under this innovative approach.

Northern Ontario Assisted Housing (NOAH)

At the beginning of 1975, sites in seven communities had been prepared to receive 64 prefabricated units, complete with water system, septic tanks and foundations. In the one remaining community scheduled in 1974 for NOAH activity, bush clearing and site preparation work was under way. A total of 56 units had been erected and were in various stages of completion. The total number produced under the program amounted to 112.

H.O.M.E. Plan

During the year, 3,297 Home Ownership Made Easy (H.O.M.E.) Plan dwellings were marketed in 32 municipalities, bringing the total number of units transferred to house buyers since the inception of the plan in 1967 to 20,276, plus an additional 15,008 condominium units. This includes the distribution of 1,788 units through the lottery system in Hamilton, Saltfleet, Scarborough (Malvern) and Ottawa.

A major revision to the H.O.M.E. Plan was introduced in August, 1975, which eliminated the land lease feature of the plan.

In addition to the development of residential lands, industrial, commercial and institutional sites are made available. An indication of the extensive involvement of OHC in community development were properties considered for sale in Hamilton, Hearst, Metro Toronto, Renfrew, Kitchener, Owen Sound, Trenton, Sudbury and Windsor.

During the year, the division submitted 12 draft plans for approval and awarded 18 servicing contracts. Some of the highlights of the three most active areas are:

Metro Toronto (Malvern)

This community, comprising 1,723 acres continued development during the year. Services were installed to provide facilities for 1,290 units and planning continued for a further neighborhood which it is anticipated will result in a further 745 residential units being offered on the market in 1976, as well as 52.2 acres of industrial land.

Saltfleet

OHC holdings in Saltfleet total 1,670 acres. The

underground services and roadways for stage I, phase I, were completed during the year, providing for the development of 254 housing units. A draft plan for the next stage under preparation will provide facilities for approximately 2,500 units.

Hamilton

Three draft plans were submitted to the Ministry of Housing for approval. The first involved land in the Berrisfield neighborhood and will provide for about 100 units. The second will produce about 130 units in the Gilbert area while the Rushdale draft plan will make 500 lots available.

Housing Management

Tenant Placement

New applications received (Metro Toronto)	12,694
New applicants housed (Metro Toronto)	5,380

Tenant placement waiting list as of Dec. 31, 1975:

Family (province)	10,849
(Metro Toronto)	6,784

Total family	17,633
--------------	--------

Senior citizens (province)	18,520
(Metro Toronto)	2,261

Total senior citizens	20,781
-----------------------	--------

Total waiting list (family and senior citizens)	38,414
---	--------

26 **Number of H.O.M.E. Plan units transferred to house buyers
by municipality as at Dec. 31, 1975**

Municipality	Number of units transferred to house buyers
Amherstburg	158
Arnprior	105
Belleville	75
Brampton	5,476
Brantford	155
Brockville	327
Brunetville (Kapuskasing)	107
Carleton Place	44
Chatham	157
Chinguacousy (see Brampton)	—
Cornwall	55
Ear Falls	15
East Gwillimbury	100
Espanola	117
Garson (Nickel Centre)	34
Geraldton	25
Gloucester	704
Goderich	22
Goulbourn	959
Guelph	222
Hamilton	1,988
Hawkesbury	15
Hearst	121
Kenora	46
Kincardine	38
Kingston	124
Kingston Township	300
Kitchener	50
London	1,261
Longlac	9
Moore Township	50

Nepean Township	329
New Liskeard	30
North Bay	195
Owen Sound	99
Pembroke	18
Perth	20
Peterborough	229
Petrolia	91
Port Elgin	159
Port Hope	13
Prescott	43
Renfrew	30
Sault Ste. Marie	100
St. Catharines	290
St. Thomas	318
Sarnia	566
Stoney Creek	403
Stratford	86
Sturgeon Falls	22
Sudbury	78
Teck Township (Kirkland Lake)	10
Thunder Bay	46
Timmins	239
Trenton	172
Wallaceburg	212
Welland	107
Windsor	1,147
Woodstock	207
Sub Total — excluding Metro Toronto	18,118
METRO TORONTO	
Malvern	1,843
Stableford Farm	18
Thistletown	297
Sub Total — Metro Toronto	2,158
Total Ontario	20,276

Community Relations

The community relations branch was restructured to provide a functional system of operation. By aligning staff expertise into functional units of recreation, senior citizens, special groups and families, it is now considered the branch can more effectively support field management.

Professional development seminars were provided to community relations workers and managers in Metro Toronto and other provincial centres. These enabled staff at the field level to share concerns of the senior citizens, families and physically-handicapped groups residing in OHC developments.

The recreation unit extended the summer recreation leadership program to 12 housing authorities and municipalities during the summer months, in addition to the activities in Metro developments.

Special Committee on Public Housing Management

Negotiations were continued throughout the year with municipalities at all levels in conjunction with the program to reorganize the systems of local housing authorities (LHA). Provincial orders-in-council were passed for the establishment of new LHA's in the Districts of Nipissing and Parry Sound, the County of Essex and jointly in the County of Kent and the City of Chatham.

Housing Operations (Metro)

The tenant management agreement with Regent Park Community Improvement Association which was to expire in May, 1975, was continued on a month-to-month basis under the terms of the original contract until a proposed new agreement is approved.

The proposed expanded contract to be executed

in 1976 provides for greater resident participation in management, including both full-time and part-time laundry room attendants to replace the attendants presently provided by a security company.

During the year, additional modernization and improvement work was completed in a number of Metro projects on major landscape upgrading and recreation facilities. In one development, a two-bedroom apartment was converted to a medical centre for the use by residents in the area.

In a number of other developments, discussions were continuing by year's end for the provision of day-care centres to be operated by the Metro Department of Social Services.

The Rent Supplement Program in Metro was expanded by 33 per cent during the year, bringing the total to 1,815 units.

Housing Operations (Ontario)

During the year under review, larger housing authorities were given the responsibility for issuing public tenders and awarding contracts valued at up to \$25,000.

Institute of Housing Management

At the initiative of senior corporation staff, a steering committee made up of representatives of the public and private sectors was established to consider the creation of a professional organization on housing management.

It was envisaged that the organization would provide an accrediting, informational and educational body for people involved in the management of residential property, both private and government-sponsored, in the province.

Maintenance Engineering

The decentralization of operational maintenance to the 10 districts in Metro was completed in 1975.

The efforts of the branch were concentrated on the preparation of plans and specifications, calling of public tenders and contract administration for modernization and improvements works at over 200 projects.

The program for the installation of smoke detectors was 17 per cent completed, and a target date of December, 1977, set for its completion in all family and senior citizen units under management by the corporation.

A safety program co-ordinator was taken on staff in March, and new initiatives, such as safety seminars, inspections, and local committees were well established by the end of the year.

Technical Services (Solar Energy)

The Ministry of Housing, through OHC, with the assistance of the Ministry of Energy, has undertaken to develop two solar demonstration projects: a single-family residence named Provident House, and a 30-unit two-storey senior citizen apartment building in Aylmer. These projects were undertaken with the help of the Ministry of Energy through Ontario's Energy Management Program.

28 **ONTARIO HOUSING CORPORATION**
Financial Statements and
Report on the Audit
Year ended December 31, 1975

ONTARIO HOUSING CORPORATION
Incorporated without share capital under
The Ontario Housing Corporation Act

Balance Sheet
December 31, 1975

ASSETS		1975	1974	LIABILITIES		1975	1974
Cash	\$	650,896	\$ 772,833	Accounts payable and accrued liabilities	\$	43,519,267	\$ 58,957,089
Accounts receivable		15,422,009	15,390,301	Operating funds due to Ontario Student Housing Corporation		1,865,173	1,906,627
Operating funds due from the Treasurer of Ontario		14,546,375	19,274,214	Holdbacks and deposits on construction contracts		17,254,761	20,650,514
Other assets (Note 2a)		2,541,457	2,069,526	Mortgages, debentures and similar indebtedness			
Mortgages and loans receivable		18,023,216	4,068,477	—Central Mortgage and Housing Corporation		983,463,809	845,335,322
Investment in properties under agreements for sale		8,070,180	7,918,633	—Other		3,692,106	4,943,205
Land leased, at cost		85,061,489	73,761,477	Capital indebtedness to the Treasurer of Ontario		284,114,383	454,046,799
Investment in properties under development (Note 3)		189,033,253	395,173,174	Deferred income (Note 2c)		7,186,537	1,418,972
Rental housing properties, at cost, less accumulated amortization of \$13,362,732; 1974 — \$10,519,960 (Note 2b)		1,007,747,161	868,829,893				
		<u>\$1,341,096,036</u>	<u>\$1,387,258,528</u>			<u>\$1,341,096,036</u>	<u>\$1,387,258,528</u>
Assets of mortgage guarantee and property damage funds (Schedule 1)	\$	<u>1,380,486</u>	<u>\$ 1,242,958</u>	Reserves of mortgage guarantee and property damage funds (Schedule I)	\$	<u>1,380,486</u>	<u>\$ 1,242,958</u>

See notes to financial statements.

On behalf of the Board: E.E. Clow, *Chairman*
R.W. Riggs, *Vice-Chairman*

ONTARIO HOUSING CORPORATION

Statement of Operations

Year ended December 31, 1975

	1975	1974
LOSS ON HOUSING OPERATIONS		
Provincial housing operations		
Rental revenue	\$ 62,961,565	\$ 51,419,627
Expenses		
Property operating expenses	78,432,197	57,812,892
Grants in lieu of municipal taxes	24,890,600	19,657,401
Amortization (Note 2b)	68,859,362	59,260,729
	172,182,159	136,731,022
Loss on provincial housing operations (Note 4)	109,220,594	85,311,395
Rent supplement payments to landlords (Note 5)	5,468,820	3,812,269
	114,689,414	89,123,664
Less: Central Mortgage and Housing Corporation and municipal share	65,831,843	51,215,234
	48,857,571	37,908,430
Federal-Provincial housing property losses — net (Note 6)	1,576,909	1,258,307
Loss on housing operations	50,434,480	39,166,737
OTHER REVENUE AND EXPENSES		
Other revenue		
Interest	3,234,239	2,367,857
Income from leased land	7,133,277	5,395,684
Gain from sale of real property	727,305	634,611
Administration and management fees (Note 2e)	601,014	345,786
	11,695,835	8,743,938
Other expenses		
Interest	6,533,661	4,009,190
Administration (Schedule 2)	8,642,965	8,818,481
	15,176,626	12,827,671
Net other expenses	3,480,791	4,083,733
Net operating loss for the year	\$ 53,915,271	\$ 43,250,470

See notes to financial statements.

ONTARIO HOUSING CORPORATION
Statement of Operating Funds from the Treasurer of Ontario
Year ended December 31, 1975

	1975	1974
Balance, beginning of year	\$19,274,214	\$22,917,929
Add: Net operating loss (profit) for the year:		
Ontario Housing Corporation	53,915,271	43,250,470
Ontario Student Housing Corporation	(6,915)	36,910
	<u>73,182,570</u>	<u>66,205,309</u>
Less: Funds provided during the year — net	<u>58,636,195</u>	<u>46,931,095</u>
Balance, end of year	<u>\$14,546,375</u>	<u>\$19,274,214</u>
See notes to financial statements.		

ONTARIO HOUSING CORPORATION

Mortgage Guarantee and Property Damage Funds

Year ended December 31, 1975

SCHEDULE I

	1975	1974
ASSETS		
Mortgage guarantee fund		
Cash	\$ 63,809	\$ 24,208
Due from Ontario Mortgage Corporation	875	6,501
Due from Ontario Housing Corporation	—	156
Securities, at cost, including accrued interest (Market value \$647,045; 1974—\$725,147)	762,315	819,750
Mortgages receivable arising through assignment	166,651	65,376
Real estate acquired by foreclosure, at cost	15,427	—
Mortgages receivable arising from sale of real estate	37,516	37,882
	<u>1,046,593</u>	<u>953,873</u>
Property damage fund		
Cash	3,552	33,209
Due from Ontario Housing Corporation	142,064	(14,302)
Securities, at cost, including accrued interest (Market value \$173,933; 1974—\$243,357)	188,277	270,178
	<u>333,893</u>	<u>289,085</u>
	<u>\$1,380,486</u>	<u>\$1,242,958</u>

RESERVES	For the Year 1975	1975	1974
Mortgage guarantee reserve (Note 7)			
Fees	\$ 13,823	\$ 827,328	\$ 813,505
Interest income	78,437	215,982	137,545
Mortgages receivable acquired through settlement of claims	119,930	223,919	103,989
Real estate acquired through foreclosure	15,427	15,427	—
	<u>227,617</u>	<u>1,282,656</u>	<u>1,055,039</u>
Net gain on operation and sale of real estate	460	3,283	2,823
	<u>228,077</u>	<u>1,285,939</u>	<u>1,057,862</u>
Less: Claims paid including expenses	135,357	239,346	103,989
	<u>92,720</u>	<u>1,046,593</u>	<u>953,873</u>
Property damage reserve (Note 8)			
Provision	429,644	1,427,493	997,849
Interest income	20,562	106,604	86,042
	<u>450,206</u>	<u>1,534,097</u>	<u>1,083,891</u>
Less: Property damage losses	405,398	1,200,204	794,806
	<u>44,808</u>	<u>333,893</u>	<u>289,085</u>
	<u>\$137,528</u>	<u>\$1,380,486</u>	<u>\$1,242,958</u>

See notes to financial statements.

Administration Expenses

Year ended December 31, 1975

	1975	1974
Salaries (Note 2f)	\$ 8,715,643	\$ 9,481,158
General and office expenses (Note 2f)	2,831,039	2,582,722
Transportation and communication (Note 2f)	554,322	958,719
Supplies and equipment (Note 2a and 2f)	760,283	868,810
Construction supervision	1,354,301	398,646
Management agents' and housing authorities' charges (Note 2f)	—	3,429,822
Other	283,812	335,667
	<u>14,499,400</u>	<u>18,055,544</u>
Less: Recovery of administration expenses (Note 2f)	5,856,435	9,237,063
	<u>\$ 8,642,965</u>	<u>\$ 8,818,481</u>

See notes to financial statements.

ONTARIO HOUSING CORPORATION
Notes to Financial Statements
December 31, 1975

1. COMPARATIVE FIGURES

Comparative figures have been reclassified where necessary to conform to 1975 presentation.

2. ACCOUNTING POLICIES

(a) Other Assets

Appliances valued at \$19,307 were in storage as at December 31, 1975, and are included in other assets. These appliances will be charged to property operating expenses at the time they are removed from storage and utilized in specific rental housing properties.

Furniture and equipment purchases for general office use are charged to supplies and equipment in the year of acquisition.

(b) Rental Housing Properties, At Cost, Less Accumulated Amortization

Land and building costs are amortized over the term of the corresponding indebtedness. The amortization charges consist of the following:

	1975	1974
Principal repayments	\$ 2,842,772	\$ 2,812,462
Carrying charges	66,016,590	56,448,267
Total amortization	<u>\$68,859,362</u>	<u>\$59,260,729</u>

(c) Deferred Income

Deferred income is made up as follows:

	1975	1974
Unrealized gain from sale of real property	\$ 7,058,312	\$ 1,283,303
Other	128,225	135,669
	<u>\$ 7,186,537</u>	<u>\$ 1,418,972</u>

The unrealized gain from the sale of real property arises from marketing transactions secured by mortgages receivable. The unrealized portion is taken into income as principal is repaid.

(d) Capitalization of Costs

Carrying charges, consisting principally of interest and grants in lieu of municipal taxes attributable to properties under development, are capitalized as part of the cost thereof.

(e) Administration and Management Fees

Management fees relating to the operation of Ontario Student Housing Corporation in the amount of \$25,000 are included in the reported total in accordance with an agreement between the two Corporations.

(f) Administration Expenses

In prior years, Ontario Housing Corporation was compensated for rental housing management and administrative services on the basis of a per unit per month fee that included management agents' and housing authorities' charges. Effective January 1, 1975, by mutual agreement between Ontario Housing Corporation and Central Mortgage and Housing Corporation, all rental housing management and administrative services that could be distributed to specific rental

housing projects were so charged. Similarly, the cost of Ontario Housing Corporation administrative services that could not be distributed by project were determined by formula, mutually acceptable to the two Corporations, and charged to rental housing property operating expenses.

3. INVESTMENT IN PROPERTIES UNDER DEVELOPMENT

Properties amounting to approximately \$181,000,000 registered in the name of Her Majesty The Queen In Right Of The Province of Ontario were transferred to the Ontario Land Corporation on March 31, 1975.

4. LOSS ON PROVINCIAL HOUSING OPERATIONS

Provincial housing properties are those that are developed and administered by the Ontario Housing Corporation. Individual property operating statements are prepared for the benefit of Central Mortgage and Housing Corporation and two hundred and seven municipalities.

5. RENT SUPPLEMENT PAYMENTS TO LANDLORDS

Under its rent supplement program, the Corporation provides rent-geared-to-income accommodation within the private sector to applicants from its waiting list. The cost of this program is shared with Central Mortgage and Housing Corporation and thirty-four municipalities. As at December 31, 1975, there were 4,497 such units under contract throughout the province.

6. FEDERAL-PROVINCIAL HOUSING PROPERTY LOSSES

Federal-Provincial housing properties are developed by Central Mortgage and Housing Corporation and administered by forty-one housing

authorities throughout the province. Separate financial statements covering the property management activities of these authorities reflect gross income and expenditures, the net of which is shareable by Central Mortgage and Housing Corporation, Ontario Housing Corporation and, in some instances, by the municipalities. The loss reported in the Statement of Operations represents Ontario Housing Corporation's share only.

7. MORTGAGE GUARANTEE RESERVE

The outstanding balance of approved lenders' mortgages guaranteed as at December 31 was \$63,952,938 in 1975 (\$70,261,612 in 1974).

On March 4, 1975, Management Board of Cabinet approved the transfer of assets and liabilities relating to Ontario Mortgage Corporation mortgages, from the Ontario Housing Corporation Mortgage Guarantee Fund to a similar fund in the name of Ontario Mortgage Corporation, to be carried by the latter Corporation as a provision for contingencies.

Amounts for the year 1975, reported on Schedule I, cover the full calendar year for activity related to approved lenders' loans only. Similarly, comparative amounts shown for 1974, relate to approved lenders only. Ontario Mortgage Corporation balances previously included as part of Schedule I, are now reported on the Mortgage Contingency Fund, Schedule I, of the financial statements for the year ended December 31, 1975 for that Corporation.

8. PROPERTY DAMAGE RESERVE

The reserve is intended to cover repair costs relating to minor damage by fire, wind, water and vandalism.

9. CONTINGENCY

In June 1967, the Ontario Government passed The Condominium Act. The initial response to

this new housing legislation from the private sector was limited which prompted Ontario Housing Corporation to embark upon an active program, through Ontario Mortgage Corporation, of financing condominium development. Participation in the financing of more than 14,000 condominium dwellings was undertaken. As an incentive for several of the earlier projects, including Chapel Glen, Flemingdon Woods and Crescent Town, comprising more than 4,000 units, Ontario Housing Corporation provided financial guarantees. The contracts for these latter three developments in Metropolitan Toronto included clauses whereby Ontario Housing Corporation agreed to purchase any units remaining unsold six months after substantial completion. Due to a slower than expected public acceptance of high-rise condominiums, Ontario Housing Corporation, under the agreements, became liable during 1972 to purchase the unsold units at these three locations. By mutual agreement with the construction companies, the Corporation's liability with respect to the purchase of the unsold units was deferred in exchange for a corresponding deferment of the companies' liability for interest on construction advances.

Although the construction advances referred to are carried as assets by Ontario Mortgage Corporation, Ontario Housing Corporation is financially responsible for any settlement with the construction companies that may be negotiated under the contract clauses described above. As at December 31, 1975, accrued interest on advances in question amounted to \$10,715,814 and such interest has been included as income in the accounts of Ontario Mortgage Corporation.

On February 10, 1976, Ontario Housing Corporation was authorized to write off accrued interest for the Crescent Town project and in turn the construction company released the Corporation from any liability under the buy-back

clause. The interest write off amounted to \$3,955,560. The Ontario Mortgage Corporation was reimbursed on March 26, 1976. As at December 31, 1975, the outstanding contingency for the two remaining projects, Chapel Glen and Flemingdon Woods amounts to \$6,760,254.

10. ANTI-INFLATION LEGISLATION

Pursuant to the terms of an agreement between the Province of Ontario and the Government of Canada, the Corporation is subject to controls on compensation instituted by the Government of Canada in the Anti-Inflation Act, effective October 14, 1975.

To the Members, Ontario Housing Corporation, and to the Minister of Housing.

I have examined the balance sheet of Ontario Housing Corporation as at December 31, 1975, and the statements of operations and operating funds from the Treasurer of Ontario for the year then ended. My examination included a general review of the accounting procedures and such tests of accounting records and other supporting evidence as I considered necessary in the circumstances.

In my opinion these financial statements present fairly the financial position of the Corporation as at December 31, 1975, and the results of its operations for the year then ended, in accordance with generally accepted accounting principles which, except for the change referred to in note 2(f), have been applied on a basis consistent with that of the preceding year.

In accordance with section 12 of The Ontario Housing Corporation Act, a report on the audit has been made to the Corporation and to the Minister of Housing.

Toronto, Ontario,
June 4, 1976.

H.J. McLaughlin, C.A.,
Assistant Provincial Auditor.

The year-end student accommodation totals remain unchanged from 1974, at 12,218 units or beds at 14 colleges and universities across Ontario.

Financial Statements and Report on the Audit Year ended December 31, 1975

ONTARIO STUDENT HOUSING CORPORATION

Incorporated without share capital under The Housing Development Act

Balance Sheet

December 31, 1975

	1975	1974
ASSETS		
Cash	\$ 149,356	\$ 129,335
Securities, at cost, including accrued interest (1974 market value \$34,570) (Note 3)	—	42,292
Accounts receivable	589,057	633,631
Operating funds due from Ontario Housing Corporation	1,865,173	1,906,627
Mortgage receivable	3,484,035	3,495,348
Rental housing properties on leased land, at cost, less universities' equity of \$1,602,594; 1974—\$1,381,247 (Note 4)	67,356,487	67,324,776
Rental housing property, at cost, less accumulated amortization of \$267,192; 1974—\$212,193 (Note 5)	11,523,114	11,578,113
	<u>\$84,967,222</u>	<u>\$85,110,122</u>
LIABILITIES		
Accounts payable and accrued liabilities	\$ 3,134,546	\$ 3,001,592
Holdbacks on construction contracts	28,980	33,174
Debentures and similar indebtedness—Central Mortgage and Housing Corporation	73,179,769	73,396,656
Capital indebtedness to the Treasurer of Ontario	8,547,327	8,600,400
Deferred income (Note 2a)	76,600	78,300
	<u>\$84,967,222</u>	<u>\$85,110,122</u>
See notes to financial statements.		
On behalf of the Board:		
E.E. Clow, <i>Chairman</i>		
R.W. Riggs, <i>Vice-Chairman</i>		

ONTARIO STUDENT HOUSING CORPORATION
Statement of Operations
Year ended December 31, 1975

	1975	1974
REVENUE		
Interest	\$4,901,925	\$4,689,703
Gain from sale of real property (Note 2a)	1,700	1,700
	<u>4,903,625</u>	<u>4,691,403</u>
EXPENSES		
Interest	4,861,287	4,727,519
Administration fee (Note 2b)	25,000	25,000
General Administration		
General and office expenses	10,423	8,494
Less: Recovery of administration expenses	—	(32,700)
	<u>4,896,710</u>	<u>4,728,313</u>
Net operating profit (loss) for the year	<u>\$ 6,915</u>	<u>\$ (36,910)</u>

See notes to financial statements.

ONTARIO STUDENT HOUSING CORPORATION
Statement of Operating Funds from Ontario Housing Corporation
Year ended December 31, 1975

	1975	1974
Balance, beginning of year	\$1,906,627	\$1,619,978
Added: Net operating (profit) loss for the year	(6,915)	36,910
Funds refunded during the year (net)	—	249,739
	<u>1,899,712</u>	<u>1,906,627</u>
Less: Funds received during the year (net)	34,539	—
Balance, end of year	<u>\$1,865,173</u>	<u>\$1,906,627</u>

See notes to financial statements.

ONTARIO STUDENT HOUSING CORPORATION
Notes to Financial Statements
December 31, 1975

1. COMPARATIVE FIGURES

Comparative figures have been reclassified where necessary to conform to 1975 presentation.

2. ACCOUNTING POLICIES

(a) Deferred Income

The deferred income account as at the statement date is the unearned portion of gain from sale of real estate.

(b) Administration Fee

Ontario Housing Corporation provides administrative services to Ontario Student Housing Corporation and charges the cost of these services to the latter Corporation. The fee agreed upon between the two Corporations was \$25,000 for the year ended December 31, 1975.

3. SECURITIES

A student housing residence located on land owned by Queen's University at Kingston, was sold to the University on December 31, 1973. Amounts owing to the University pertaining to assets of reserve funds for capital repair and painting existing as at the date of sale, were paid to the University during 1974. Securities registered in the name of the Corporation, which formed part of these reserve funds, were liquidated in April 1975.

**4. RENTAL HOUSING PROPERTIES
ON LEASED LAND, AT COST**

The cost of student housing accommodation constructed on land leased from universities and colleges is being repaid to the Corporation over

the duration of the leases. When costs are fully repaid the buildings will become the property of the various universities or colleges. Rental and maintenance activities on twenty-two such properties are administered by eleven universities or colleges in eleven municipalities throughout Ontario.

5. RENTAL HOUSING PROPERTY, AT COST

This property is located in Toronto to provide housing for University of Toronto students. The property is managed by a trust company on behalf of the Corporation and net operating costs related to the land and building are recoverable from the University of Toronto. Land and building costs are being amortized over the duration of the corresponding indebtedness.

Office of
Provincial
Auditor

To Ontario Student Housing Corporation and to the Minister of Housing for the Province of Ontario.

I have examined the balance sheet of Ontario Student Housing Corporation as at December 31, 1975, and the statements of operations and operating funds from Ontario Housing Corporation for the year then ended. My examination included a general review of the accounting procedures and such tests of accounting records and other supporting evidence as I considered necessary in the circumstances.

In my opinion these financial statements present fairly the financial position of the Corporation as at December 31, 1975 and the results of its operations for the year then ended, in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

A report on the audit has been made in accordance with section 17 of Order in Council 3417/66 under which the Ontario Student Housing Corporation was constituted.

Toronto, Ontario,
May 10, 1976

F.N. Scott, C.A.,
Provincial Auditor.

The Honourable John Rhodes
Minister of Housing
Parliament Buildings
Queen's Park
Toronto, Ontario

Sir:
On behalf of the Board of Directors, it gives me great pleasure to present to you the annual report and statements of accounts of Ontario Mortgage Corporation for the year ending December 31, 1975 and the three-month period ending March 31, 1976.

Respectfully submitted,

H.W. Hignett,
Chairman of the Board and President.

Report of the Chairman of the Board of Directors

During 1975, Ontario Mortgage Corporation experienced solid growth in its mortgage portfolio and expansion of its activities into two new initiatives, the Accelerated Rental Housing Program and Interest Subsidy Program under the Ontario Housing Action Program. The corporation was also designated an approved lender under the National Housing Act, with powers to make NHA-insured loans on new residential properties.

Funding for mortgage financing by OMC increased from \$133 million in 1974/75 to \$177.8 million in 1975/76. Commitments increased from \$252.7 million in 1974 to \$279.5 million in 1975.

Measures introduced to stimulate new production included:

- Introduction of the Accelerated Rental Housing Program. Under this limited-dividend program, rents and rates of return are controlled for private developer-builders for a minimum of 15 years in return for an eight per cent mortgage.
- Interest subsidies, under OHAP, under which interest rates for low-cost ownership units would be subsidized for five years to 10¹/₄ per cent from the private lenders' then current rates. By Dec. 31, 1975, the private lending institutions had committed a significant amount of \$161.8 million under this program.

Funds for mortgage financing had earlier been in short supply but some relief appeared to develop at the beginning of the year when a plentiful, but expensive supply of mortgage money was available. In the face of consumer resistance and considerable inventories of unsold houses, interest rates began to fall. Prospective home buyers delayed

committing themselves in the belief that interest rates would fall further from the low of 10 per cent. However, the supply of funds started to deteriorate as lenders found alternative outlets for their growing supply of uncommitted funds and interest rates started to rise again in excess of 12 per cent. By early September, the Bank of Canada rate had increased to nine per cent from 8¹/₄ per cent in January, 1975, and to 9¹/₂ per cent in March, 1976. Interestingly, because of the high cost of home ownership, it is debatable whether housing would now be effective as an economic regulator to stimulate or cool down the economy.

However, it is hoped that 1976 would produce a more favorable climate in which to meet housing demands. The anti-inflation controls introduced by the federal government should effect a decrease in the rate of inflation, and long-term interest rates—which appear to be out of line with those in the United States—should show some signs of easing. But if interest rates do not decline, the effect together with the shelter afforded to tenants by rent controls and the anti-inflation controls, whereby wage increases are limited, would again result in large inventory of unsold houses, causing difficulties to the residential construction industry, the deleterious effects of which would be felt for some considerable time.

Finally, on behalf of the board of directors of Ontario Mortgage Corporation, I would like to extend our deep appreciation for the dedicated and loyal service demonstrated by all members of the staff of the corporation during the year.

H.W. Hignett,
Chairman

42 ONTARIO MORTGAGE CORPORATION

During 1975, mortgage lending activity increased significantly in the Corporation.

Mortgage commitments increased to \$279.5 million in 1975 from \$252.7 million in 1974.

For the fiscal year 1975/76, new mortgage funds of \$177.8 million were advanced to increase the value of the portfolio to \$556 million, for a total of 28,800 mortgage accounts and 13,250 lease accounts.

During the year, OMC was designated an approved lender under the National Housing Act, with powers to make NHA-insured loans on new residential properties and, effective April, 1976, the major portion of new loans will be NHA-insured. Progress inspections previously carried out for OMC by the technical services division of Ontario Housing Corporation will now be provided from the 16 Ontario branch offices of Central Mortgage and Housing Corporation. Qualified purchasers under provincial home ownership programs administered by OMC may therefore be eligible for federal assistance under the Assisted Home Ownership Program (AHOP).

Officers

Following are the officers and directors of OMC at year end:

H.W. Hignett

Chairman of the Board, President and Chief Executive Officer

A.J. Trusler

Deputy Chairman and Senior Vice-President

Other Directors:

Mrs. W.A. Brechin

R.J. Hand

S.A. Martin

A.L. Moore

C.C. Parsons

R.M. McDonald

Vice President and General Manager

J.E. Classen

Treasurer

E.J. Whaley

Secretary

Messrs. Martin, Parsons and Trusler were re-elected to a further two-year term at the annual shareholders' meeting.

Administration

Early in the year, following an extensive review of the administration of OMC, it was decided to re-organize the corporation into three operating divisions: mortgages, mortgage finance, and mortgage administration; each division to be led by an assistant general manager reporting to the vice-president and general manager.

The mortgages division is responsible for evaluating and recommending proposals from builders for mortgages to the board of directors; the mortgage finance division is responsible for all accounting and financial functions, and the security of all OMC assets; and the mortgage administration division is responsible for the servicing of the mortgage portfolio, ensuring that mortgagors and lessees meet all obligations to OMC.

The re-organization of its senior staff occurred at a time when senior management was considering specific changes to increase operating efficiency. Total staff at year's end was 143. However, with the rapid growth of the mortgage portfolio and projected future expansion, it was felt that the efforts of an experienced and well-trained staff core should be supported by an EDP mortgage administration and accounting system more responsive to OMC's needs than the present system. As a result, in mid-1975 a firm of management consultants was appointed on a contractual basis to define and specify OMC requirements, and to conduct a search for an alternate process supplier. We expect this study to be successfully concluded during 1976, with a conversion date of January, 1977.

OMC continues to administer H.O.M.E. Plan lot leases and sundry mortgage programs for OHC, for which reimbursement is received on a fee-for-service basis.

Activity

DMC was active in several mortgage lending programs, designed to provide home ownership and rental accommodation for special income groups that meet certain eligibility requirements. The Interest Subsidy Program was a new short-term initiative introduced in July with termination on Dec. 31, 1975.

Among several important policy changes announced by the government was the decision taken in August, 1975, allowing mortgagors to convert from a leasehold to a freehold mortgage under the H.O.M.E. Plan. Secondary financing on the lots, at current market values, was arranged, with deferred payment features to avoid undue current payment burdens on mortgagors electing to convert to freehold. It was expected that by late summer of 1976, 7,000 mortgages would be converted.

By March, 1977, OMC expects the portfolio to have grown to 40,000 first and second mortgage accounts with a value approaching \$1 billion of mortgages under repayment and under advance. The successful introduction of mortgage payment by pre-authorized cheque (PAC) during 1975, with 85 per cent acceptance to date, will yield greater benefits as the portfolio expands.

During the year 1975, a total of 190 loans were approved for a total commitment of \$279.5 million, to assist in the production of 11,524 housing units, as detailed in the following table:

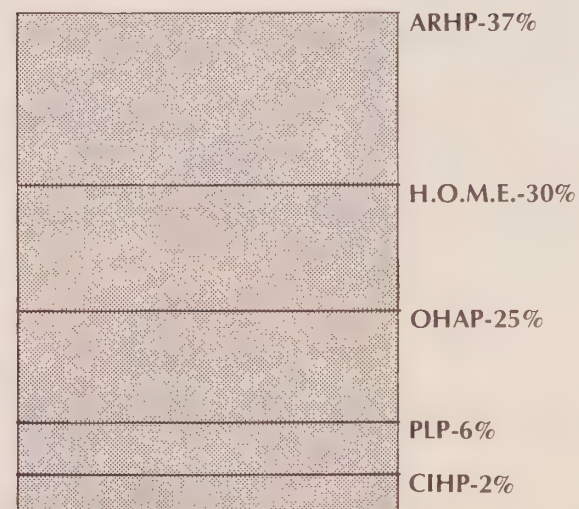
Program*	No. of Loans		No. of Units		Total Loans Approved — \$000's	
	1974	1975	1974	1975	1974	1975
H.O.M.E.	140	115	5,399	3,751	105,558	84,018
PLP	3	18	233	485	7,244	16,178
CIHP	6	15	1,310	1,140	4,779	5,388
OHAP	17	13	3,647	1,986	135,134	71,572
ARHP		29		4,162		102,401
	166	190	10,589	11,524	252,715	279,557

As at Dec. 31, 1975, a total of 25,000 mortgage accounts, included in the following mortgage assets, were under repayment:

	\$000's
H.O.M.E. Plan (single family units and condominiums)	319,622
Preferred Lending	3,689
Community Integrated Housing	5,917
Ontario Housing Action Program	21,491
	350,719
Advances to Builders	128,047
	478,766

*ARHP — Accelerated Rental Housing Program
 CIHP — Community Integrated Housing Program
 PLP — Preferred Lending Program
 OHAP — Ontario Housing Action Program

1975 \$ Commitments By Program



44 ONTARIO MORTGAGE CORPORATION

Financial Statements and Report on the Audit Year ended December 31, 1975

ONTARIO MORTGAGE CORPORATION

Balance Sheet

December 31, 1975

1975

1974

ASSETS

Cash	\$ —	\$ 11,752,907
Mortgages receivable (Note 1a)	479,451,175	305,031,255
	<u>\$479,451,175</u>	<u>\$316,784,162</u>
Assets of mortgage contingency fund (Schedule I)	\$ 5,922,418	\$ 3,689,609

LIABILITIES

Bank indebtedness	\$ 2,665,262	\$ —
Accounts payable and accrued liabilities	10,869,141	8,437,516
Capital indebtedness to the Treasurer of Ontario	463,739,000	307,495,000
	<u>477,273,403</u>	<u>315,932,516</u>

SHAREHOLDERS' EQUITY

Capital stock—authorized and issued, 10 shares, no par value	10	10
Retained earnings	2,177,762	851,636
	<u>2,177,772</u>	<u>851,646</u>
	<u>\$479,451,175</u>	<u>\$316,784,162</u>
Reserve of mortgage contingency fund (Schedule I)	\$ 5,922,418	\$ 3,689,609

See notes to financial statements.

On behalf of the Board:



H. W. Hignett, Director



A. J. Trusler, Director

ONTARIO MORTGAGE CORPORATION
Statement of Earnings and Retained Earnings
Year ended December 31, 1975

	1975	1974
REVENUE		
Interest (Note 1)	\$37,364,133	\$21,901,913
Other	194,348	141,254
	<u>37,558,481</u>	<u>22,043,167</u>
EXPENSES		
Interest	34,668,199	21,336,337
Administration expenses (Schedule II)	2,173,224	1,315,898
	<u>36,841,423</u>	<u>22,652,235</u>
NET EARNINGS (LOSS) FOR THE YEAR	717,058	(609,068)
Retained earnings, beginning of year (Note 1a)	851,636	1,460,704
Recovery of 1974 net loss (Note 2)	609,068	—
RETAINED EARNINGS, END OF YEAR	<u>\$2,177,762</u>	<u>\$ 851,636</u>

See notes to financial statements.

ONTARIO MORTGAGE CORPORATION
Mortgage Contingency Fund
Year ended December 31, 1975

SCHEDULE I

		1975	1974
<hr/>			
ASSETS			
Cash		\$ 359,455	\$ 244,430
Due from Ontario Mortgage Corporation		62,450	224,996
Due from Ontario Housing Corporation		—	(156)
Securities, at cost, including accrued interest (Market Value \$4,597,051; 1974 — \$2,739,191)		5,351,153	3,150,597
Mortgages receivable arising from sale of real estate		142,339	42,075
Real estate acquired by foreclosure, at cost		7,021	27,667
		<u>\$5,922,418</u>	<u>\$3,689,609</u>
<hr/>			
RESERVE (Note 3)	For the Year		
	1975	1975	1974
Fees	\$1,818,917	\$4,925,944	\$3,107,027
Interest income	387,360	970,312	582,952
Real estate acquired through foreclosure	61,131	172,422	111,291
	<u>2,267,408</u>	<u>6,068,678</u>	<u>3,801,270</u>
Gain (Loss) on operation and sale of real estate	26,532	26,162	(370)
	<u>2,293,940</u>	<u>6,094,840</u>	<u>3,800,900</u>
Less: Claims paid including expenses	61,131	172,422	111,291
	<u>\$2,232,809</u>	<u>\$5,922,418</u>	<u>\$3,689,609</u>

See notes to financial statements.

ONTARIO MORTGAGE CORPORATION
Administration Expenses
Year ended December 31, 1975

SCHEDULE II

	1975	1974
Salaries and benefits	\$1,173,190	\$ 735,656
General and office expenses	817,666	497,655
Transportation and communication	37,693	17,488
Supplies and equipment (Note 4)	144,675	65,099
	<u>\$2,173,224</u>	<u>\$1,315,898</u>

See notes to financial statements.

ONTARIO MORTGAGE CORPORATION Notes to Financial Statements December 31, 1975

1. INTEREST

(a) Adjustment of Prior Years Revenue

It was determined during 1975 that 1974 accrued interest, amounting to \$531,270, was not reported as 1974 revenue. Accordingly, the 1974 comparative figures have been restated to include this adjustment and the 1975 opening retained earnings figure, previously reported as \$320,366, has been restated.

(b) Losses Arising from Lending at Negative Interest Margins

In the provision of primary and secondary financing for moderate income families, the Corporation's interest lending rates are set by the Province of Ontario. Where lending rates are lower than the Corporation's borrowing rates, resulting losses arising from such lending at negative interest margins are provided for in provincial annual estimates. For the Corporation's fiscal year ended December 31, 1975, negative margin losses amounting to \$615,000 were recovered through the estimates process, and this amount has been included in reported interest revenue.

2. RECOVERY OF 1974 NET LOSS

Provision was made in the 1975-76 Province of Ontario estimates to reimburse the Corporation for an operating deficit for 1974-75 in the amount of \$1,570,000. Accordingly, the Corporation's loss for the year ended December 31, 1974 (as restated), amounting to \$609,068, was recovered from the Treasurer of Ontario during the current year.

3. MORTGAGE CONTINGENCY FUND

The outstanding balances of mortgages as at December 31, 1975, and 1974, for which a contingency provision is maintained, are \$454,604,332 and \$285,458,607, respectively.

On March 4, 1975, Management Board of Cabinet approved the transfer of assets and liabilities relating to Ontario Mortgage Corporation mortgages, from the Ontario Housing Corporation Mortgage Guarantee Fund to a similar fund in the name of Ontario Mortgage Corporation, to be carried by the latter Corporation as a provision for contingencies.

Amounts for the year 1975, reported on Schedule I, cover the full calendar year 1975. Comparative amounts shown for 1974 relate to Ontario Mortgage Corporation mortgages only. These amounts were previously included as part of Schedule I, to Ontario Housing Corporation financial statements for the year ended December 31, 1974.

4. SUPPLIES AND EQUIPMENT

Furniture and equipment purchases for general office use are charged to supplies and equipment in the year of acquisition.

5. REMUNERATION OF DIRECTORS AND SENIOR OFFICERS

The aggregate direct remuneration for the seven directors and two senior officers, for the year ended December 31, 1975 was \$57,683.

6. CHANGE OF YEAR END

In accordance with a Board of Directors resolution, dated March 4, 1976, a By-law was enacted changing the year end date of the Corporation to March 31.

7. ANTI-INFLATION LEGISLATION

Pursuant to the terms of an agreement between the Province of Ontario and the Government of Canada, the Corporation is subject to controls on compensation instituted by the Government of Canada in the Anti-Inflation Act, effective October 14, 1975.

Office of
Provincial
Auditor

To the Shareholders of Ontario
Mortgage Corporation

I have examined the balance sheet of Ontario Mortgage Corporation as at December 31, 1975, and the statement of earnings and retained earnings for the year ended on that date. My examination included a general review of the accounting procedures and such tests of accounting records and other supporting evidence as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at December 31, 1975, and the results of its operations for the year then ended, in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

A report on the audit has been made to Ontario Mortgage Corporation and to the Minister of Housing.

Toronto, Ontario,
May 26, 1976.

F.N. Scott, C.A.,
Provincial Auditor.

ONTARIO MORTGAGE CORPORATION

Financial Statements and Report on the Audit Three months ended March 31, 1976

ONTARIO MORTGAGE CORPORATION

Balance Sheet
March 31, 1976

ASSETS

Cash	\$ 19,879,956
Mortgages receivable	525,137,806
	<u>\$545,017,762</u>

Assets of mortgage contingency fund (Schedule I)	\$ 6,464,241
--	--------------

LIABILITIES

Accounts payable and accrued liabilities	\$ 1,119,440
Advances from the Treasurer of Ontario	541,315,400
	<u>542,434,840</u>

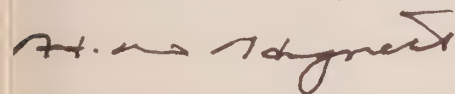
SHAREHOLDERS' EQUITY

Capital stock — authorized and issued, 10 shares, no par value	10
Retained earnings	2,582,912
	<u>2,582,922</u>
	<u>\$545,017,762</u>

Reserve of mortgage contingency fund (Schedule I)	\$ 6,464,241
---	--------------

See notes to financial statements.

On behalf of the Board:



H. W. Hignett, Director



A. J. Trusler, Director

ONTARIO MORTGAGE CORPORATION
Statement of Earnings and Retained Earnings
Three months ended March 31, 1976

REVENUE

Interest (Note 1)	\$11,861,221
Other	120,154
	<u>11,981,375</u>

EXPENSES

Interest	10,793,283
Administration expenses (Schedule II)	782,942
	<u>11,576,225</u>

NET EARNINGS FOR THE PERIOD	405,150
-----------------------------	---------

Retained earnings, beginning of the period	2,177,762
--	-----------

RETAINED EARNINGS, END OF THE PERIOD	<u>\$ 2,582,912</u>
--------------------------------------	---------------------

See notes to financial statements.

ONTARIO MORTGAGE CORPORATION
Mortgage Contingency Fund
Three months ended March 31, 1976

SCHEDULE I

51

ASSETS

Cash	\$ 80,351
Due from Ontario Mortgage Corporation	92,896
Securities, at cost, including accrued interest (Market Value \$5,398,677)	6,116,443
Mortgages receivable arising from sale of real estate	141,356
Real estate acquired by foreclosure, at cost	33,195
	<u>\$6,464,241</u>

RESERVE (Note 2)

	Three months ended March 31, 1976	March 31, 1976	December 31, 1975
Fees	\$407,362	\$5,333,306	\$4,925,944
Interest income	134,461	1,104,773	970,312
Real estate acquired through foreclosure	25,730	198,152	172,422
	<u>567,553</u>	<u>6,636,231</u>	<u>6,068,678</u>
Gain on operation and sale of real estate	<u>—</u>	<u>26,162</u>	<u>26,162</u>
	567,553	6,662,393	6,094,840
Less: Claims paid including expenses	<u>25,730</u>	<u>198,152</u>	<u>172,422</u>
	<u>\$541,823</u>	<u>\$6,464,241</u>	<u>\$5,922,418</u>

See notes to financial statements.

Salaries and benefits	\$350,862
General and office expenses	396,493
Transportation and communication	12,985
Supplies and equipment (Note 3)	22,602
	<u>\$782,942</u>

See notes to financial statements.

ONTARIO MORTGAGE CORPORATION
Notes to Financial Statements
March 31, 1976

INTEREST

In the provision of primary and secondary financing for moderate income families, the Corporation's interest lending rates are set by the Province of Ontario. Where lending rates are lower than the Corporation's borrowing rates, resulting losses arising from such lending at negative interest margins are provided for in provincial annual estimates. For the three month period ending March 31, 1976, negative margin losses amounting to \$161,000 were recovered through the estimates process, and this amount has been included in reported interest revenue.

MORTGAGE CONTINGENCY FUND

The outstanding balance of mortgages as at March 31, 1976 for which a contingency provision is maintained is \$494,077,634.

SUPPLIES AND EQUIPMENT

Furniture and equipment purchases for general office use are charged to supplies and equipment in the year of acquisition.

**REMUNERATION OF DIRECTORS
AND SENIOR OFFICERS**

The aggregate direct remuneration for the seven directors and one senior officer, for the three month period ended March 31, 1976 was \$14,264.

CHANGE OF YEAR END

In accordance with a Board of Directors resolution, dated March 4, 1976, subsequently con-

firmed at a general meeting of the shareholders, a By-law was enacted changing the year end date of the Corporation from December 31 to March 31.

6. ANTI-INFLATION LEGISLATION

Pursuant to the terms of an agreement between the Province of Ontario and the Government of Canada, the Corporation is subject to controls on compensation instituted by the Government of Canada in the Anti-Inflation Act, effective October 14, 1975.

Office of
Provincial
Auditor

To the Shareholders
of Ontario Mortgage Corporation

I have examined the balance sheet of Ontario Mortgage Corporation as at March 31, 1976, and the statement of earnings and retained earnings for the three months ended on that date. My examination included a general review of the accounting procedures and such tests of accounting records and other supporting evidence as I considered necessary in the circumstances.

In my opinion these financial statements present fairly the financial position of the Corporation as at March 31, 1976, and the results of its operations for the three months then ended, in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

A report on the audit has been made to Ontario Mortgage Corporation and to the Minister of Housing.

Toronto, Ontario,
August 27, 1976.

F.N. Scott, C.A.,
Provincial Auditor.

